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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 11, 1994

4:00 P.M.

DOCUMENTS DEPT.

JAN 6 1994

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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing Purchase and Sale Agreement with the Bank of America for the parcel related to the proposed 10th and Market Federal Office Building; 10th and Market Redevelopment Survey Area.
- 2) Authorizing a sixth amendment, which revises the Schedule of Performance of the Agreement for Disposition of Land for development with Fillmore Market Place Associates, L.P. in connection with the purchase and development of Parcel 732-B, located at the northwest corner of Webster and Eddy Streets; Western Addition A-2.
- 3) Authorizing issuance of refunding Mortgage Revenue bonds for South Beach Marina Apartments; Rincon Point-South Beach.
- 4) Resolution commending Edward Helfeld on his retirement from the Agency.
- 5) Public Hearing and authorizing an Agreement for Disposition of Land for rehabilitation with Steven L. Tate and Janice R. Trapp for rehabilitation of 1866 Turk Street (Parcel 1129-P0 located on the northerly side of Turk Street between Divisadero and Broderick Street; Western Addition A-2.
- 6) Reorganization and restructuring of the Agency.
- 7) Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) concerning Yerba Buena Center sites including CB-1 (the Jessie Street Substation) the north side of Mission Street between Third and Fourth Streets, EB-2A, the southeast corner of Third and Mission Streets, and EB-2C, the northeast corner of Third and Howard Streets, for the relocation of the Jewish Museum; Yerba Buena Center. (iii) 1881 Bush Street and the parcel located at the southeast corner of Bush and Laguna Streets with the Bush Street Synagogue Cultural Center; Western Addition A-2; (iv) the northeast corner of Fourth and Harrison Streets with Haas and Haynie Corporation; Yerba Buena Center; (v) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP. (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 21. (c) Pursuant to Government Code Section 54957 on Personnel.

\*\*\*\*\*  
Prepared and mailed January 3, 1994



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 11, 1994

4:00 P.M.

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- 2) Authorizing a sixth amendment, which revises the Schedule of Performance of the Agreement for Disposition of Land for development with Fillmore Market Place Associates, L.P. in connection with the purchase and development of Parcel 732-B, located at the northwest corner of Webster and Eddy Streets; Western Addition A-2.
- 3) Authorizing issuance of refunding Mortgage Revenue bonds for South Beach Marina Apartments; Rincon Point-South Beach.
- 4) Resolution commending Edward Helfeld on his retirement from the Agency.
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- 7) Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) concerning Yerba Buena Center sites including CB-1 (the Jessie Street Substation) the north side of Mission Street between Third and Fourth Streets, EB-2A, the southeast corner of Third and Mission Streets, and EB-2C, the northeast corner of Third and Howard Streets, for the relocation of the Jewish Museum; Yerba Buena Center. (iii) 1881 Bush Street and the parcel located at the southeast corner of Bush and Laguna Streets with the Bush Street Synagogue Cultural Center; Western Addition A-2; (iv) the northeast corner of Fourth and Harrison Streets with Haas and Haynie Corporation; Yerba Buena Center; (v) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP. (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 21. (c) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed January 3, 1994

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 11, 1994  
4:00 P.M.

BUSINESS-SCIENCE  
DOCUMENTS DEPT.

## AGENDA

JAN 7 1994

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1. Recognition of a Quorum
2. Approval of Minutes - Special Meeting: November 3, 1993  
Regular Meetings: November 9 & 16, 1993
3. Matters of Unfinished Business
  - (a) Authorizing the Executive Director to enter into a Purchase and Sale Agreement with the Bank of America for the parcel related to the proposed 10th and Market Federal Office Building; 10th and Market Redevelopment Survey Area. (Resolution No. 290-93)Action taken: \_\_\_\_\_
4. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Commending and expressing appreciation to Edward Helfeld for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 1-94)
- (b) Authorizing reimbursement of Executive Director applicant travel expenses in an amount not to exceed \$7,500. (Resolution No. 2-94)
- (c) Granting an additional designated period for two years additional service credit. (Resolution No. 3-94)

Action taken: \_\_\_\_\_

OVER

## REGULAR AGENDA

- (d) Public Hearing to hear all persons interested in an Agreement for Disposition of Land and Improvements for private rehabilitation for the parcel located on the northerly side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2

Authorizing an Agreement for Disposition of Land and Improvements for Private Rehabilitation with Steven L. Tate and Janice R. Trapp for the purchase and rehabilitation of the parcel located on the northerly side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2. (Resolution No. 4-94)

Action taken: \_\_\_\_\_

- (e) Authorizing issuance of refunding Mortgage Revenue Bonds for South Beach Marina Apartments; Rincon Point-South Beach. (Resolution No. 5-94)

Action taken: \_\_\_\_\_

- (f) Authorizing the assignment of all right, title and interest in a Land Disposition Agreement by Fillmore Marketplace Associates L.P. to Fillmore Marketplace L.P., and authorizing a Sixth Amendment of that Agreement with Fillmore Marketplace L.P., which modifies the Schedule of Performance, revises the payment of land price and defers repayment of two predevelopment loans, for the development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 6-94)

Action taken: \_\_\_\_\_

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) concerning Yerba Buena Center sites including CB-1 (the Jessie Street Substation) the north side of Mission Street between Third and Fourth Streets, EB-2A, the southeast corner of Third and Mission Streets, and EB-2C, the northeast corner of Third and Howard Streets, for the relocation of the Jewish Museum; Yerba Buena Center; (iii) 1881 Bush Street and the parcel located at the southeast corner of Bush and Laguna Streets with the Bush Street Synagogue Cultural Center; Western Addition A-2; (iv) the northeast corner of Fourth and Harrison Streets with Haas and Haynie Corporation; Yerba Buena Center; (v) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP; (vi) bounded by Market, Mission, 10th and 11th Street, 10th and Market Redevelopment Survey Area with Bank of America. (b) Pursuant to Government Code Section 59456.9(a) concerning pending litigation in regard to independent Housing Services vs. Fillmore Center, et. al. (c) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 21. (d) Pursuant to Government Code Section 54957 on Personnel.



## 11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

194

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 18, 1994  
4:00 P.M.

DOCUMENTS DEPT.

JAN 14 1994

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## TENTATIVE AGENDA

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- 1) Authorizing a first amendment which increases the scope of services of the contract with Ted P. Maniatis, which provides for construction management services to include all sites designated by the Agency, including the Knox Hotel site; All Project Areas and other sites designated by the Agency.
- 2) Authorizing an extension of the exclusive negotiation period of the Agreement to Negotiate Exclusively with the GAP, Inc. for the development of Site C-1, located in the block bounded by the right-of-way of the recently removed Embarcadero Freeway, Steuart, Folsom and Spear Streets; Rincon Point-South Beach.
- 3) Authorizing the Executive Director to forward to the Board of Supervisors, with a recommendation for favorable action, a proposed Memorandum of Understanding among the City and County of San Francisco, the San Francisco Redevelopment Agency and the Navy which provides a non-binding guide for entering into binding documents relating to (i) interim management of the Hunters Point Shipyard by the Agency and (ii) the phased transfer to the Agency or the City of title to portions of the Shipyard when hazardous wastes have been remediated.
- 4) Workshop to consider financing alternatives for the proposed 10th and Market Federal Office Building; 10th and Market Redevelopment Survey Area.
- 5) Closed Session: (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with International Federation of Professional and Technical Engineers, Local 21. (b) Pursuant to Government Code Section 54957 on Personnel.

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Prepared and mailed January 12, 1994

# **SAN FRANCISCO REDEVELOPMENT AGENCY**

## **ACCESSIBLE MEETING POLICY**



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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.







# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



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non-binding guide for entering into binding documents relating to (i) interim management of the Hunters Point Shipyard by the Agency and (ii) the phased transfer to the Agency or the City of title to portions of the Shipyard when hazardous wastes have been remediated. (Resolution No. 10-94)

Action taken: \_\_\_\_\_

- (e) Consideration of a proposal by the Mayor's Citizens Advisory Committee on the Hunters Point Naval Shipyard regarding the creation of a public benefit corporation to assume interim management of the Shipyard, and authorization to forward recommendation to the Board of Supervisors. (Resolution No. 11-94)

Action taken: \_\_\_\_\_

- (f) Workshop to consider financing alternatives for the proposed 10th and Market Federal Office Building; 10th and Market Redevelopment Survey Area.

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with International Federation of Professional and Technical Engineers, Local 21. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY**

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 18, 1994  
4:00 P.M.

DOCUMENTS DEPT.

JAN 19 1994

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## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, August 3, November 23, 1993; Special Meeting, November 30, 1993
3. Matters of Unfinished Business
4. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a first amendment which increases the Scope of Services of the Contract with Ted P. Maniatis, which provides for construction management services to include all sites designated by the Agency, including the Knox Hotel Site; All Project Areas and other sites designated by the Agency. (Resolution No. 7-94)
- (b) Authorizing an extension of the exclusive negotiations period of the Agreement to Negotiate Exclusively with the GAP, Inc., for the acquisition and development of Development Site C-1, located in the block bounded by the Right-of Way of the recently removed Embarcadero Freeway, Steuart, Folsom and Spear Streets; Rincon Point-South Beach. (Resolution No. 8-94)
- (c) Authorizing a first amendment which increases the authorized contract amount of the contract by \$10,000 to Environmental Services Contract No. 1 with Treadwell & Rollo, Inc., for environmental consulting services for Parcel "A"; Hunters Point Naval Shipyard. (Resolution No. 9-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (d) Authorization to forward to the Board of Supervisors, with a recommendation for favorable action, a proposed Memorandum of Understanding among the City and County of San Francisco, the San Francisco Redevelopment Agency and the Navy which provides a

# SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 25, 1994  
4:00 P.M.

DOCUMENTS DEPT.

JAN 20 1994

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## TENTATIVE AGENDA

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- ) Authorizing a fifth amendment to the Memorandum of Agreement with International Federation of Professional and Technical Engineers, Local 21 to extend the term.
- ) Authorizing a Loan Agreement for \$601,852 with Hospice By the Bay in connection with the construction of a 51-bed facility for persons with HIV/AIDS at 141 Leland Avenue; as part of the Housing Opportunities for Persons with AIDS Program (HOPWA).
- ) Authorizing a Grant Agreement for \$50,008 with Hospice By the Bay to provide supportive services to residents in a 51-bed facility for persons with HIV/AIDS at 141 Leland Avenue; as part of the Housing Opportunities for Persons with AIDS Program (HOPWA).
- ) Authorizing a Personal Services Contract for \$60,000 with the Chinese Chamber of Commerce to co-sponsor and coordinate a Chinese New Year Street Fair; as part of the approved Chinatown Economic Development Program.
- ) Authorizing an expenditure of funds, in an amount not to exceed \$4,500 for Chinatown marketing and promotional activities conducted by the San Francisco Tourist Guide; as part of the approved Chinatown Economic Development Program.
- ) Authorizing an expenditure of funds, in an amount not to exceed \$3,205, for incorporation costs related to the establishment of a community development corporation to implement the Chinatown Working Capital Loan Program; as part of the approved Chinatown Economic Development Program.
- ) Authorizing a Non-binding Memorandum of Understanding with the Jewish Museum San Francisco which provides for the Agency to assist in locating a site for developing a new museum facility; Yerba Buena Center.
- ) Presentation of First Draft of the Agency's Proposed 1994-95 Budget.
- ) Workshop--Presentation of developer proposals regarding the development of Parcel EB-2C located at the northeast corner of Third and Howard Streets; Yerba Buena Center.
- ) Closed Session: (a) Pursuant to Government Code 54956.9(a), (i) Johnson v. San Francisco Redevelopment Agency; San Francisco Superior Court No. 952622; (ii) concerning pending litigation in regard to Independent Housing Services v. Fillmore Center, et. al. (b) Pursuant to Government Code Section 54957 on Personnel.

\*\*\*\*\*  
Prepared and mailed January 18, 1994

# **SAN FRANCISCO REDEVELOPMENT AGENCY**

## **ACCESSIBLE MEETING POLICY**

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 25, 1994  
4:00 P.M.

DOCUMENTS DEPT.

JAN 24 1994

SAN FRANCISCO  
PUBLIC LIBRARY

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular meetings, December 7 and 21, 1993; Closed Sessions, August 3, 17, 24, 31, 1993
3. Matters of Unfinished Business
4. Matters of New Business

### REGULAR AGENDA

- (a) Authorizing a fifth amendment to the Memorandum of Agreement with International Federation of Professional and Technical Engineers, Local 21 to extend the term. (Resolution No. 12-94)

Action taken: \_\_\_\_\_

- (b) Authorizing a \$601,852 Loan Agreement for capital improvements, and a \$50,008 Grant Agreement for supportive services, with Hospice By the Bay, for the development of a 51-bed facility for persons with HIV/AIDS at 151 Leland Avenue; as part of the housing for persons with AIDS (HOWPA) Program. (Resolution No. 13-94)

Action taken: \_\_\_\_\_

- (c) Authorizing a Personal Services Contract in an amount not to exceed \$60,000 with the Chinese Chamber of Commerce to co-sponsor and coordinate a Chinese New Year Street Fair; as part of the approved Chinatown Economic Development Program. (Resolution No. 14-94)

Action taken: \_\_\_\_\_

- (d) Authorizing an expenditure of funds in an amount not to exceed \$4,500, under the marketing program to pay for marketing and promotional activities by the San Francisco Tourist Guide; as part of the approved Chinatown Economic Development Program. (Resolution No. 15-94)

Action taken: \_\_\_\_\_

- (e) Authorizing an expenditure of funds in an amount not to exceed \$3,205, to pay for incorporation costs of a community development corporation related to the implementation of the Chinatown Working Capital Loan Program; as part of the approved Chinatown Economic Development Program. (Resolution No. 16-94)

Action taken: \_\_\_\_\_

- (f) Authorizing a non-binding Memorandum of Understanding with the Jewish Museum San Francisco which provides for the Agency to assist in locating a site for developing a new museum facility; Yerba Buena Center. (Resolution No. 17-94)

Action taken: \_\_\_\_\_

- (g) Presentation of First Draft of the Agency's Proposed 1994-95 Budget.

**THE FOLLOWING ITEM WILL NOT BE HEARD BEFORE 5:00 P.M.**

- (h) Workshop - Presentation of developer proposals regarding the development of Parcel EB-2C located at the northeast corner of Third and Howard Streets; Yerba Buena Center.
5. Matters not appearing on Agenda
  6. Report of the President
  7. Report of the Executive Director
  8. Commissioners' Questions and Matters
  9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
  10. Closed Sessions: (a) Pursuant to Government Code Section 54956.9(a), (i) Johnson v. San Francisco Redevelopment Agency; San Francisco Superior Court No. 952622; (ii) concerning pending litigation in regard to Independent Housing Services v. Fillmore Center, et. al. (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with International Federation of Professional and Technical Engineers, Local 21. (c) Pursuant to Government Code Section 54957 on Personnel.
  11. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**



# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 1, 1994  
4:00 P.M.

**\*REVISED**  
**TENTATIVE AGENDA**

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NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- ) Authorizing a Grant Agreement in the amount of \$450,000 with the Center for African and African American Art and Culture for rehabilitation of 762 Fulton Street; Western Addition A-2.
- ) Presentation by Economic Development Services Providers.
- ) Workshop on the Preliminary Construction documents for the Children's Garden on Central Block-3; Yerba Buena Center.
- ) Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Yerba Buena Center sites including CB-1, (the Jessie Street Substation) the north side of Mission between Third and Fourth Streets, EB-2A, the southeast corner of Third and Mission Streets and EB-2C, the northeast corner of Third and Howard Streets, for the relocation of the Jewish Museum; Yerba Buena Center. (b) Pursuant to Government Code Section 54957 on Personnel.

\*\*\*\*\*  
Prepared and mailed January 27, 1994

**\*PLEASE NOTE CORRECTION: ITEMS ON THIS AGENDA WILL BE HEARD FEBRUARY 1, 1994 INSTEAD OF FEBRUARY 8, AS PREVIOUSLY INDICATED.**

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**



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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 1, 1994  
4:00 P.M.

## AGENDA

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1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions; September 7, 21, 28, October 5, 19, 26, 1993
3. Matters of Unfinished Business
4. Matters of New Business

### REGULAR AGENDA

- (a) Workshop on the Preliminary Construction Documents for the Children's Garden on Central Block-3; Yerba Buena Center.
- (b) Authorizing a Grant Agreement in the amount of \$450,000 with the Center for African and African American Art and Culture for rehabilitation of 762 Fulton Street; Western Addition A-2. (Resolution No. 18-94)

Action taken: \_\_\_\_\_

- (c) Presentation by Economic Development Services Providers.
- (d) Presentation by Mission Housing Development Corporation: RE: 24th Street Project.
5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Yerba Buena Sites including CB-1, (the Jessie Street Substation) the north side of Mission between Third and Fourth Streets, EB-2A, the southeast corner of Third and Mission Streets and EB-2C, the northeast corner of Third and Howard Streets, for the relocation of the Jewish Museum; Yerba Buena Center. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

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**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

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FEB 4 1994

SAN FRANCISCO  
PUBLIC LIBRARYNOTICE OF SPECIAL MEETINGOF THEREDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN that a special meeting of the Redevelopment Agency of the City and County of San Francisco will be held in the Third Floor Commission Board Room, 770 Golden Gate Avenue, San Francisco, California at 5:00 o'clock p.m. on February 4, 1994 for the purpose of a Closed Session on Personnel, Pursuant to Government Code Section 54957.

*Estelle Crawford*  
Estelle Crawford  
Acting Agency Secretary

DATED: February 3, 1994

## SAN FRANCISCO REDEVELOPMENT AGENCY

### ACCESSIBLE MEETING POLICY



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 8, 1994  
4:00 P.M.

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## TENTATIVE AGENDA

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Authorizing a Grant Agreement in the amount of \$450,000 with the Center for African and African American Art and Culture for rehabilitation of 762 Fulton Street; Western Addition A-2.

Presentation by Economic Development Services Providers.

Workshop on the Preliminary Construction documents for the Children's Garden on Central Block-3; Yerba Buena Center.

Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.

\*\*\*\*\*  
Prepared and mailed January 25, 1994



**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 8, 1994  
4:00 P.M.

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## TENTATIVE AGENDA

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- 1) Authorizing a \$95,000 Fifteenth Amendment to the Architectural Agreement with MGA Partners for extended construction observation, documentation of cafe and maintenance tenant improvements and other additional services for the Esplanade; Yerba Buena Center.
- 2) Authorizing a \$30,000 First Amendment to the Architectural Agreement with LDA Architects for design and documentation of a service elevator for the Esplanade; Yerba Buena Center.
- 3) Authorizing a \$15,000 Personal Services Contract with Mallas and Foote Architects for schematic design of an enhanced security and gating system for the Esplanade; Yerba Buena Center.
- 4) Authorizing staff to forward legislation to the Board of Supervisors authorizing the Agency to apply to HUD for Empowerment Zone/Enterprise community status.
- 5) Approving waiver of berthing fees for six vacant berths in South Beach Harbor for use by three non-profit community sailing programs: The Bay Area Association of Disabled Sailors; Blue Water Foundation; and Youth With A Mission Program; Rincon Point-South Beach.
- 6) Authorizing an Owner Participation Agreement with K and I Associates regarding Block 689, Lots 2 and 3, located on the northwest corner of Post and Gough Streets; Western Addition A-2.
- 7) Workshop on the Draft Comprehensive HIV/AIDS Housing Plan
- 8) Authorizing a non-binding Memorandum of Understanding with the Jewish Museum San Francisco which provides for the Agency to assist in locating a site for developing a new museum facility; Yerba Buena Center.
- 9) Workshop- Presentation of developer proposals regarding the development of Parcel F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- 10) Approving the Letter Agreement guaranteeing the completion of Economic Development activities in the Western Addition A-2.
- 11) Presentation by People's Earth Day Coalition.
- 12) Workshop on the Agency's proposed 1994-95 budget.

13) Report of the Executive Director:

- (a) Williams Building
- (b) Public Benefit Corporation to assist with the conversion of military bases.

14) Closed Session:

- (a) Pursuant to Government Code Section 54956.9(b)(1), threatened litigation from Sumitomo Construction America, Inc.
- (b) Pursuant to Government Code Section 54957 on Personnel

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Prepared and mailed January 31, 1994

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 8, 1994  
4:00 P.M.

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## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, January 11 & 18, 1994
3. Matters of Unfinished Business
4. Matters of New Business

### REGULAR AGENDA

- (a) Authorization to waive full berthing fees for six vacant berths in South Beach Harbor for use by three non-profit community sailing programs: The Bay Area Association of Disabled Sailors; Blue Water Foundation; and Youth With A Mission Program; Rincon Point-South Beach. (Resolution No. 19-94)

Action taken: \_\_\_\_\_

- (b) Authorizing a \$95,000 Fifteenth Amendment to the Architectural Agreement with MGA Partners; Yerba Buena Center. (Resolution No. 20-94)

Action taken: \_\_\_\_\_

- (c) Authorizing a \$30,000 First Amendment to the Architectural Agreement with LDA Architects; Yerba Buena Center. (Resolution No. 21-94)

Action taken: \_\_\_\_\_

- (d) Authorizing a \$15,000 Personal Services Contract with Mallas and Foote Architects for schematic design of an enhanced security and gating system for the Esplanade; Yerba Buena Center. (Resolution No. 22-94)

Action taken: \_\_\_\_\_

- (e) Authorizing and Owner Participation Agreement with K and I Associates regarding Block 689, Lots 2 and 3, located on the northwest corner of Post and Franklin Streets and approving the schematic drawings of the development; Western Addition A-2. (Resolution No. 23-94)

Action taken: \_\_\_\_\_

- (f) Workshop - Presentation of developer proposals regarding the development of Parcel F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.

- (g) Workshop on the Agency's proposed 1994-95 budget.
5. Matters not appearing on Agenda
  6. Report of the President
  7. Report of the Executive Director:
    - (a) Williams Building
    - (b) Terminal Separator Structure
    - (c) Discussion of non-profit Public Benefit Corporation to assist with the conversion of military bases.
    - (d) New allocation for HIV/AIDS Housing.
  8. Commissioners' Questions and Matters
  9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
  10. Closed Session:
    - (a) Pursuant to Government Code Section 54956.9(b)(1), threatened litigation from Sumitomo Construction America, Inc.
    - (b) Pursuant to Government Code Section 54957 on Personnel.
  11. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

5194  
770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 15, 1994  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes:
3. Matters of Unfinished Business
4. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an extension of exclusive negotiations with Prima Coffee Roastery, Inc., for the lease of space within the southern portion of the Pier 38 Bulkhead Building for development and operation of a cafe and office; Rincon Point-South Beach. (Resolution No. 24-94)
- (b) Appointing Bob LaLanne to the Citizens Advisory Committee for the Rincon Point-South Project Area. (Resolution No. 25-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) Presentation by People's Earth Day Coalition.
- (d) Approving the Letter Agreement guaranteeing the completion of economic development activities in the Western Addition A-2. (Resolution No. 26-94)

Action taken: \_\_\_\_\_

- (e) Workshop on the Draft Comprehensive HIV/AIDS Housing Plan.
- (f) Presentation on the Terminal Separator Structure/Mid Embarcadero Preliminary Transportation Study by the Office of the CAO.

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- (g) Authorizing a second amendment of the Predevelopment Loan Agreement in the amount of \$1,862,232 for the development of 101 Valencia Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 27-94)

Action taken: \_\_\_\_\_

- (h) Authorizing a Letter Agreement in the amount of \$50,000 with the Department of City Planning for planning services for the South of Market Earthquake Recovery Project Area; South of Market. (Resolution No. 28-94)

Action taken: \_\_\_\_\_

- (i) Authorization to submit to the Board of Supervisors appropriate legislation on behalf of the City of San Francisco to apply for designation as an Empowerment Zone or Enterprise Community. (Resolution No. 29-94)

Action taken: \_\_\_\_\_

- (j) Consideration of reorganization and restructuring of the Agency.

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session:
  - (a) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

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**SAN FRANCISCO REDEVELOPMENT AGENCY**  
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 22, 1994  
4:00 P.M.

## TENTATIVE AGENDA

DOCUMENTS DEPT.

FEB 15 1994

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NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Further consideration of reorganization and restructuring of the Agency.
- 2) Approving the 1994-95 Budget.
- 3) Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.

\*\*\*\*\*  
Prepared and mailed February 14, 1994

# **SAN FRANCISCO REDEVELOPMENT AGENCY**

## **ACCESSIBLE MEETING POLICY**



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# SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 1, 1994

DOCUMENTS DEPT.

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## TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD AT 749-2457.

NO MEETING MARCH 1, 1994

THE NEXT REGULAR MEETING WILL BE HELD MARCH 8, 1994

.....  
Prepared and mailed February 23, 1994

# **SAN FRANCISCO REDEVELOPMENT AGENCY**

## **ACCESSIBLE MEETING POLICY**



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 8, 1994  
4:00 P.M.

## AGENDA

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1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, January 25, February 1, 8, 1994
3. Matters of Unfinished Business
4. Matters of New Business

### REGULAR AGENDA

- (a) Commending Gene E. Suttle upon his retirement from the Redevelopment Agency. (Resolution No. 31-94)

Action taken: \_\_\_\_\_

- (b) Authorizing an Employment Agreement with Clifford W. Graves for the position of Executive Director of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 32-94)

Action taken: \_\_\_\_\_

- (c) Authorizing exclusive negotiations with Tenants and Owners Development Corporation in connection with the development of 24 affordable housing units located along the front portion of 980 Howard Street; South of Market. (Resolution No. 33-94)

Action taken: \_\_\_\_\_

- (d) Authorizing the issuance of a Request for Qualifications from nonprofit developers in connection with the development of affordable housing on Agency-owned property located at 980 Howard Street; South of Market. (Resolution No. 34-94)

Action taken: \_\_\_\_\_

- (e) Authorizing approval of a Loan Guaranty and a Security and Indemnification Agreement in an amount not to exceed \$425,000 in connection with Minna Street Associates' Development of affordable housing at 126 Sixth Street; South of Market. (Resolution No. 35-94)

Action taken: \_\_\_\_\_

- (f) Authorizing a Predevelopment Loan Agreement with Mercy/Charities Housing California for an amount not to exceed \$93,000 for preconstruction costs associated with the acquisition and rehabilitation of 50 units of rental housing at 205 Jones Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 36-94)

Action taken: \_\_\_\_\_

- (g) Adopting a Redevelopment Ordinance levying an Agency transient occupancy tax in redevelopment project areas. (Ordinance No. 1-94)

Action taken: \_\_\_\_\_

- (h) Authorizing an Amendment to the construction contract for the Visual Arts Center and Yerba Buena Theater with Sumitomo Construction in the amount of \$2,850,000, thereby increasing the contract amount to \$29,955,362 to settle all claims for extended overhead and all other construction related claims and change orders; Yerba Buena Center. (Resolution No. 37-94)

Action taken: \_\_\_\_\_

- (i) Consideration of Hunters Point Shipyard Citizens Advisory Committee Liaison Consultant.

Action taken: \_\_\_\_\_

- (j) Authorizing exclusive negotiations with Rincon Point Development Company, for the purchase and development of Site F-1, located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 38-94)

Action taken: \_\_\_\_\_

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
  - (a) Report on status of process to examine feasibility of a Non-profit, public benefit corporation for the Hunters Point Shipyard.
  - (b) Report on status of discussion regarding the Williams Building.
  - (c) Tidelands Trust issues, Treasure Island and Hunters Point.
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session:
  - (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 21.
  - (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

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# SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 15, 1994  
4:00 P.M.

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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Second reading adopting a Redevelopment Ordinance levying an Agency transient occupancy tax in redevelopment project areas equal to the existing City transient occupancy tax, which Agency tax would be a credit against the City tax; the tax to be pledged to pay the Bonds for the CB-3 Children's Facilities, Moscone Improvements and proposed Mexican Museum in Yerba Buena Center; (First Reading was March 8, 1994).
- 2) Workshop and approval of Preliminary Construction Documents for the Children's Garden on Central Block Three; Yerba Buena Center.
- 3) Authorizing an extension of Exclusive Negotiations with a joint venture to be formed and composed of Marc Facio and S. Osborn Erickson, for the purchase and development of the parcel located at the northwest corner of Van Ness Avenue and Myrtle Street, for a mixed-use development composed of residential condominium and retail uses; Western Addition A-2.
- 4) Authorizing a Termination Agreement (which provides for the refund of the performance deposit) with the Bush Street Synagogue Cultural Center in connection with the Land Disposition Agreement for the rehabilitation of 1881 Bush Street and development of the parcel located at the southeast corner of Bush and Laguna Streets; Western Addition A-2.
- 5) Pursuant to Government Code Section 54957 on Personnel.

\*\*\*\*\*  
Prepared and mailed March 7, 1994

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 15, 1994  
4:00 P.M.

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## AGENDA

1. Recognition of a Quorum
  - (a) Election of Officers
2. Approval of Minutes: Regular Meetings, February 15 & 22, 1994
3. Matters of Unfinished Business
  - (a) Commending and expressing appreciation to Gene E. Suttle, Jr., for his services upon his retirement from the Redevelopment Agency. (Resolution No. 31-94)

Action taken: \_\_\_\_\_

- (b) Second reading adopting a Redevelopment Ordinance levying an Agency transient occupancy tax in redevelopment project areas equal to the existing City transient occupancy tax, which Agency tax would be a credit against the City tax; the tax to be pledged to pay the bonds for the CB-3 Children's Facilities, Moscone Improvements and proposed Mexican Museum in Yerba Buena Center. (Ordinance No. 1-94)(First reading, March 8, 1994)

Action taken: \_\_\_\_\_

### 4. Matters of New Business

#### REGULAR AGENDA

- (a) Workshop and approval of Preliminary Construction Documents for the Children's Garden on Central Block Three in Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 40-94)

Action taken: \_\_\_\_\_

- (b) Authorizing an extension of exclusive negotiations with a joint venture to be formed and composed of Marc Facio and S. Osborn Erickson, for the development of Parcel 714-A(2), located at the northwest corner of Van Ness Avenue and Myrtle Street, for a mixed-use development composed of residential condominium and retail uses; Western Addition A-2. (Resolution No. 41-94)

Action taken: \_\_\_\_\_

- (c) Authorizing a Termination Agreement with the Bush Street Synagogue Cultural Center, in connection with the rehabilitation of 1881 Bush Street, and the development of the parcel located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 42-94)

Action taken: \_\_\_\_\_

- (d) Authorizing an amendment to the contract with SBB Communications in the amount of \$6,600 regarding conference planning services for the February 19, 1994 Mayor's Hunters Point Shipyard Citizens Advisory Committee Conference; Hunters Point Shipyard. (Resolution No. 43-94)

Action taken: \_\_\_\_\_

- (e) Presentation by the People's Earth Day Coalition and consideration of a request in the amount of \$80,000 to sponsor the 1994 People's Earth Day celebration; Hunters Point.

Action taken: \_\_\_\_\_

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director:
  - (a) Mission District Opportunities.
  - (b) Job Corps Center at Treasure Island.
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session:
  - (a) Pursuant to Government Code Section 54956.9(a) Johnson vs. San Francisco Redevelopment Agency, et al. San Francisco Superior Court No. 952622.
  - (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

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**SAN FRANCISCO REDEVELOPMENT AGENCY**  
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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 22, 1994  
4:00 P.M.

DOCUMENTS DEPT.

MAR 15 1994

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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a re-negotiated Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21, for the period of July 1, 1993 through June 30, 1994.
- 2) Requesting approval of budget amendment for 1994-95 proposed budget providing \$55,000 for Western Addition Holiday Festival.
- 3) Presentation by Dr. Mitch Katz, Director of DPH Aids Office requesting an endorsement of a comprehensive HIV housing plan.
- 4) Commending and expressing appreciation to Richard T. Kono for his service as Acting Executive Director.
- 5) Commemorating March 28 - April 3, 1994 as Community Development Block Grant Program and National Community Development Week within the City and County of San Francisco.
- 6) Pursuant to Government Code Section 54957 on Personnel.

\*\*\*\*\*  
Prepared and mailed March 14, 1994

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 30, 1994  
4:00 P.M.

DOCUMENTS DEPT.

MAR 25 1994

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## TENTATIVE AGENDA

**THE REGULAR MEETING OF MARCH 29, 1994 HAS BEEN CANCELLED**

**A SPECIAL MEETING IS SCHEDULED ON MARCH 30, 1994**

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

Establishing Policy for Pier 40 Development; Rincon Point-South Beach.

Recinding Resolution No. 216-92 with respect to the appointment of two Commissioners to the Center for the Arts' Board; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed March 23, 1994



**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**



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**SAN FRANCISCO REDEVELOPMENT AGENCY**

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MARCH 30, 1994  
4:00 P.M.

**AGENDA NOTICE**

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MAR 23 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

THE SPECIAL MEETING SCHEDULED FOR MARCH 30, 1994 HAS BEEN CANCELLED.

THE NEXT REGULARLY SCHEDULED MEETING WILL BE APRIL 5, 1994



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 5, 1994  
4:00 P.M.

DOCUMENTS DEPT.  
MAR 29 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

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- ) Approving an amendment to the loan agreements with the City and County of San Francisco Redevelopment Financing Authority with respect to the Agency's 1993-94 tax allocation revenue bonds to clarify permitted investments.
- ) Approving an amendment to the City and County of San Francisco Redevelopment Financing Authority Joint Exercise of Powers Agreement between the City and County of San Francisco and the Agency to permit the Authority to assist the City in its bond financing programs.
- ) Authorizing execution of a loan agreement relating to the issuance of City and County of San Francisco Redevelopment Financing Authority tax allocation revenue bonds to fund the Agency's 1993-94 Fiscal Year budget, approving an official statement and authorizing and approving related matters.
- ) Authorization to execute a non-binding Memorandum of Understanding among the City and County of San Francisco, the Redevelopment Agency of the City and County of San Francisco, and the Department of the Navy of the United States of America, establishing guidelines for the negotiation of binding agreements providing for the acquisition of the Hunters Point Shipyard; Hunters Point.
- ) Adopting an Agency Policy regarding events funding.
- ) Authorizing the issuance of Request for Proposals for the development of Parcel 3763-A, located at the southeast corner of Third and Harrison Streets, and approving advertising expenses for the offering of the parcel; Yerba Buena Center.
- ) Authorizing a first amendment to the Agreement for Disposition of Land for rehabilitation, amending the Schedule of Performance) with Steven L. Tate and Janice R. Trapp for 1866 Turk Street, located on the north side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2.
- ) Amendment to the Personal Services Contract between the Agency and Simon Martin-Vegue Winkelstein Moris in the amount of \$68,000 for additional planning communications services necessary to complete the land use plan for the Hunters Point Shipyard; Hunters Point.

- 9) Authorizing a second amendment to the Personal Services Contract HM/WC-2 with Baseline Environmental Consulting which increases the contract by an amount not to exceed \$100,000 for hazardous materials and waste consultation services; All Approved Redevelopment Areas and other designated sites.

**THIS ITEM WILL NOT BE HEARD BEFORE 5 P.M.**

- 10) Accepting report from the M/WBE Working Group and adopting a Purchasing Policy and Procedures.
- 11) Rescinding Agency Resolution No. 216-92 with respect to Commission participation on the Center For The Arts' Board; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed March 28, 1994



# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





NOTICE OF SPECIAL MEETING

CITY AND COUNTY OF SAN FRANCISCO  
REDEVELOPMENT FINANCING AUTHORITY

NOTICE IS HEREBY GIVEN that the Board of Directors of the City and County of San Francisco Redevelopment Financing Authority (the "Authority") will hold a special meeting on Tuesday, April 5, 1993, at the hour of 4:00 p.m., or as soon thereafter as the matters may be considered, in the Agency Meeting Room, Third Floor, 770 Golden Gate Avenue, San Francisco, California 94102. The business to be transacted at said meeting consists of:

- (a) Election of Officers

Public Comment.

Action taken:\_\_\_\_\_

- (b) Approval of minutes: Special Meeting April 27, 1993

Public Comment.

Action taken:\_\_\_\_\_

- (c) Authorizing the execution of loan agreements relating to the issuance of Authority tax allocation revenue bonds to fund the San Francisco Redevelopment Agency's 1993-94 Fiscal Year budget, approving an official statement, authorizing and approving related matters and approving the competitive sale of the bonds.

Public Comment.

Action taken:\_\_\_\_\_

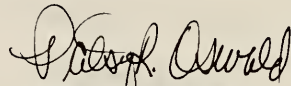
City and County of San Francisco  
Redevelopment Financing Authority  
April 5, 1994  
Page 2

- (d) Approving an amendment to the loan agreements with the Redevelopment Agency of the City and County of San Francisco with respect to the Agency's 1993- 94 tax allocation revenue bonds to clarify permitted investments.

Public Comment.

Action taken: \_\_\_\_\_

DATED: March 28, 1994

  
Patsy R. Oswald  
Authority Secretary

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 5, 1994  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.

APR - 11 - 94

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular meeting, March 8, 1994
- (b) Authorizing a First Amendment to the Agreement for Disposition of Land for rehabilitation (LDA) with Steven L. Tate and Janice R. Trapp regarding the revision of the Schedule of Performance of said LDA, in connection with 1866 Turk Street, located on the north side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2. (Resolution No. 50-94)
- (c) Approving an amendment to the loan agreements with the City and County of San Francisco Redevelopment Financing Authority, with respect to the Agency's 1993 tax allocation revenue bonds to clarify permitted investments. (Resolution No. 51-94)
- (d) Approving an amendment to the City and county of San Francisco Redevelopment Financing Authority Joint Exercise of Powers Agreement between the City and County of San Francisco and the Agency. (Resolution No. 52-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (e) Authorizing the sale of 1993-94 Tax Increment debt. (Resolution No. 53-94)

Action taken: \_\_\_\_\_



- (f) Authorizing a Memorandum of Understanding among the Navy, the City and County of San Francisco and the San Francisco Redevelopment Agency, which provides a non-binding guide for entering into binding documents relating to (i) interim management of the Hunters Point Shipyard by the Agency, and (ii) the phased transfer to the Agency of the City of title to portions of the Shipyard when hazardous waste has been remediated; Hunters Point Shipyard; Hunters Point. (Resolution No. 54-94)

Action taken: \_\_\_\_\_

- (g) Amendment to the Personal Services Contract between the Agency and Simon Martin-Vegue Winkelstein Moris, in the amount of \$68,000 for additional planning communications services necessary to complete the land use plan for the Hunters Point Shipyard; Hunters Point. (Resolution No. 55-94)(STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)

Action taken: \_\_\_\_\_

- (h) Authorizing a Second Amendment to the Personal Services Contract HM/WC-2 with Baseline Environmental Consulting which increases the contract by an amount not to exceed \$100,000 for hazardous materials and waste consultation services; All Approved Redevelopment Areas and other designated sites. (Resolution No. 56-94)

Action taken: \_\_\_\_\_

- (i) Rescinding Agency Resolution No. 216-92 with respect to Commission participation on the Center For The Arts' Board; Yerba Buena Center. (Resolution No. 57-94)

Action taken: \_\_\_\_\_

- (j) Authorizing the issuance of Request for Proposals for the development of Parcel 3763-A, located at the southeast corner of Third and Harrison Streets, and approving advertising expenses for the offering of the parcel; Yerba Buena Center. (Resolution No. 58-94)

Action taken: \_\_\_\_\_

- (k) Establishing a Policy on Agency funding of street fairs, parades and other events. (Resolution No. 59-94)

Action taken: \_\_\_\_\_

**THIS ITEM WILL NOT BE HEARD BEFORE 5 P.M.**

- (l) Accepting report from the M/WBE Working Group and authorizing adoption of revised Purchasing Policy and Procedures. (Resolution No. 60-94)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda

5. Report of the President

6. Report of the Executive Director

- (a) Update on the Public Benefit Corporation Study.  
(b) Central Block Three (CB-3) financing; Yerba Buena Center.

7. Commissioners' Questions and Matters

8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

9. Closed Session:

- (a) Pursuant to Government Code Section 54957.6: Conference with Labor Negotiator. Agency Negotiator: James E. Nybakken. Unrepresented employee: Executive Director.

10. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

# **SAN FRANCISCO REDEVELOPMENT AGENCY**

## **ACCESSIBLE MEETING POLICY**



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 12, 1994  
4:00 P.M.

DOCUMENTS DEPT.  
APR - 3 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Amending the 1994-95 Agency Budget in the amount of \$55,000 for the Western Addition Society's second annual Victorian "Celebration of the Season" to showcase the Western Addition Area; Western Addition A-2.
- 2) Authorizing a construction funding commitment in the amount not to exceed \$1,701,000, and approving an Option to Lease Real Property with Housing Development and Neighborhood Preservation Corporation for the development of affordable housing on Agency-owned property, located at 7th and Natoma Streets; South of Market.
- 3) Authorizing a First Amendment to the Disposition of Land for development by the Housing Conservation and Development Corporation in connection with the development of affordable housing in the Agency-owned site known as HH-1, located on the southeasterly corner of Kiska Road and Ingalls Street; Hunters Point.
- 4) Amending the Agency's 1991-92 Budget, which change would require approval by the Board of Supervisors, to allow the Agency to fund street fairs, events, and/or business development contracts with funds allocated for the 24th Street Revitalization Program.
- 5) Authorizing a predevelopment funding commitment in an amount not to exceed \$254,100 with Walden House/Mission Housing Development Corporation for its 150 bed Supportive Treatment Empowerment Program at 400 Alabama Street.

.....  
Prepared and mailed April 4, 1994





**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 19, 1994  
4:00 P.M.

DOCUMENTS DEPT.

APR 15 1994

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PUBLIC LIBRARY

## REVISED TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a \$75,000 predevelopment loan for Housing conservation and Development Corporation in connection with the development of affordable housing at 150 Britton Street, as part of the Citywide Tax Increment Housing Program.
- 2) Authorizing a First Amendment to the Disposition of Land for development by the Housing Conservation and Development Corporation in connection with the development of affordable housing in the Agency-owned site known as HH-1, located on the southeasterly corner of Kiska Road and Ingalls Street; Hunters Point.
- 3) Authorizing an amendment to the 1993-94 budget of the Agency to reflect a grant from the Department of Defense, Office of Economic Adjustment, and authorization to request the Board of Supervisors authorization to expend funds from the grant, for the purpose of preparing reuse plans for Naval Station treasure Island and the Hunters Point Naval Shipyard.
- 4) Workshop presentation on the basic concept drawings for Central Block 2 (CB-2) Entertainment/Retail Center; Yerba Buena Center.
- 5) Approving Amendments to Agency's Purchasing Policy and Procedure.
- 6) Director's Report:
  - (a) Mayor's Budget Review
- 7) Closed Session:
  - (a) Pursuant to Government Code Section 54956.9(a) concerning pending litigation in regard to Independent Housing Services vs. Fillmore Center, et. al.
  - (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are:
    - (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP;

- (ii) Yerba Buena Center sites including CB-1 (the Jessie Street Substation) the north side of Mission Street between Third and Fourth Streets, EB-2A, the southeast corner of Third and Mission Streets, and EB-2C, the northeast corner of Third and Howard Streets, for the relocation of the Jewish Museum; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed April 13, 1994

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 19, 1994  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.

APR 19 1994

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Accepting report from the M/WBE Working Group and authorizing adoption of revised Purchasing Policy and Procedures. (Resolution No. 60-94)(Continued from meeting of April 5, 1994)

Action taken: \_\_\_\_\_

3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular meeting, March 15 and 22, 1994  
Special Meeting, December 20, 1993  
Closed Sessions, December 14, 17, 18, 19 and 21, 1993
- (b) Authorizing a First Amendment to the Disposition of Land for development by the Housing Conservation and Development Corporation in connection with the development of affordable housing in the Agency-owned site known as HH-1, located on the southeasterly corner of Kiska Road and Ingalls Street; Hunters Point. (Resolution No. 64-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) Workshop presentation on the basic concept drawings for Central Block Two (CB-2) Entertainment/Retail Center; Yerba Buena Center.
- (d) Authorizing an Amendment to the 1993-94 Budget of the Agency to reflect receipt of a Grant from the Department of Defense, Office of Economic Adjustment, and authorization to request the Board of Supervisors' authorization to expend funds from this Grant for the purpose of preparing reuse plans for Naval Station Treasure Island and the Hunters Point Naval Shipyard; Hunters Point. (Resolution No. 65-94)

Action taken: \_\_\_\_\_

- (e) Authorizing a Predevelopment Loan Agreement with Housing Conservation and Development Corporation in the amount of \$75,000 for the development of affordable housing at 150 Britton Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 66-94)

Action taken: \_\_\_\_\_

- 4. Matters not appearing on Agenda
- 5. Report of the President
- 6. Report of the Executive Director
  - (a) Mayor's Budget Review
- 7. Commissioners' Questions and Matters
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 9. Closed Session:
  - (a) Pursuant to Government Code Section 54956.9(a) concerning pending litigation in regard to Independent Housing Services vs. Fillmore Center, et. al.
  - (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator. Property location and entities the Agency may negotiate with are:
    - (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP;
    - (ii) Yerba Buena Center sites including CB-1 (the Jessie Street Substation) the north side of Mission Street between Third and Fourth Streets, EB-2A, the southeast corner of Third and Mission Streets, and EB-2C, the northeast corner of Third and Howard Streets, for the relocation of the Jewish Museum; Yerba Buena Center.
- 10. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

194  
770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 26, 1994  
4:00 P.M.

## TENTATIVE AGENDA

DOCUMENTS DEPT.

APR 21 1994

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- ) Conditionally approving the Basic Concept Drawings for CB-2 Entertainment/Retail Center; Yerba Buena Center.
- ) Public Hearing and authorizing a Land Disposition Agreement with Haas and Haynie Corporation, for the development of the parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
- ) Approving a College Work-study Program Agreement with the University of California at Berkeley.

### THIS ITEM WILL NOT BE HEARD BEFORE 5 P.M.

- ) Authorizing an amount not to exceed \$245,100 with Walden House for its 150 bed Supportive Treatment Empowerment Program at 440 Alabama Street.
- ) Report of the Executive Director:
  - (a) Expenditures to date and fund balances of Agency-funded Neighborhood Economic Development Funds, (Western Addition, Bayview Hunters Point, 24th Street, Chinatown and South of Market)

\*\*\*\*\*  
Prepared and mailed April 20, 1994

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: APRIL 26, 1994  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.

APR 22 1994

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Closed Sessions; January 11, 18 & 25, 1994
- (b) Authorizing an Agreement with the University of California, Berkeley, for a work-study intern program. (Resolution No. 67-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) Conditionally approving the Basic Concept Drawings for CB-2 Entertainment/Retail Center; Yerba Buena Center. (Resolution No. 68-94)

Action taken: \_\_\_\_\_

- (d) **Public Hearing to hear all persons interested in a Land Disposition Agreement for the parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.**

Authorizing an Agreement for Disposition of Land for Private Development with Haas and Haynie Corporation for the purchase and development of the parcel located on the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 69-94)

Action taken: \_\_\_\_\_

OVER

**THIS ITEM WILL NOT BE HEARD BEFORE 5 P.M.**

- (e) Authorizing an amendment to a predevelopment loan to Walden House for the acquisition and rehabilitation of 400-440 Alabama Street for a substance abuse residential treatment and sober housing facility, increasing the loan from \$75,000 to \$329,100. (Resolution No. 70-94)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Report of the President:
  - (a) Report on Meeting with the Mayor
6. Report of the Executive Director:
  - (a) Expenditures to date and fund balances of Agency-funded Neighborhood Economic Development Funds; (Western Addition, Bayview Hunters Point, 24th Street, Chinatown and South of Market).
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session
10. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 3, 1994  
4:00 P.M.

DOCUMENTS DEPT.

APR 29 1994

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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing the issuance of a Notice of Funding Availability for an amount not to exceed \$4,086,338, in connection with the Housing Opportunities for Persons with AIDS Program.
- 2) Public Hearing and authorizing a Land Disposition Agreement with the San Francisco Housing Development Corporation, in connection with the development of Parcel DD-2, located on the south side of Hudson Street at Whitney Young Circle; Hunters Point.
- 3) Authorizing the deferment of a \$50,000 Predevelopment Loan with 1101 Howard Street Associates, in connection with the development of affordable housing at 1101 Howard Street; as part of the Citywide Tax Increment Housing Program.
- 4) Authorizing the amendment of the Indenture of Trust relating to the Redevelopment Agency of the City and County of San Francisco Multifamily Collateralized Housing Revenue Bonds (Cathedral Hill Plaza West Project) 1985 Issue C, to permit the developer to provide new collateral; Western Addition A-2.
- 5) Authorizing Larry Florin, Project Coordinator, Military Base Conversion, to travel to Washington, D.C., for purposes of delivering testimony to the Congress on behalf of the City and County of San Francisco.
- 6) Conditionally approving the basic concept drawings for CB-2 Entertainment/Retail Center; Yerba Buena Center. (Continued from April 26, 1994.)
- 7) Authorizing an extension of the exclusive negotiations with Millennium/WDG Partners for the lease and development of the Central Block 2 (CB-2 Entertainment/Retail Site in Yerba Buena Gardens; Yerba Buena Center.
- 8) Amending the Agency's 1994-95 Budget to add an Attorney I position.
- 9) Authorizing an amendment to the Agency's Fiscal Year 1988-89 Budget to provide additional funding to the Mayor's High Risk Disadvantaged Youth Employment Program.
- 10) Report of the Executive Director:
  - (a) Discussion of the Williams Building at Third and Mission Streets; Yerba Buena Center.



# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 3, 1994  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.

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1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Conditionally approving the Basic Concept Drawings for the Central Block 2 (CB-2) Entertainment/ Retail Center; Yerba Buena Center. (Resolution No. 68-94)

Action taken: \_\_\_\_\_

3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an amendment of the Indenture of Trust relating to the Redevelopment Agency of the City and County of San Francisco Multifamily Collateralized Housing Revenue Bonds (Cathedral Hill Plaza West Project) 1985 Issue C; Western Addition A-2. (Resolution No. 71-94)
- (b) Authorizing Larry Florin, Project Coordinator, Military Base Conversion, to travel to Washington, D.C., for purposes of delivering testimony to the Congress on behalf of the City and County of San Francisco. (Resolution No. 72-94)
- (c) Authorizing an extension of the exclusive negotiations with Millennium/WDG Partners for the lease and development of the Central Block 2 (CB-2) Entertainment/Retail Site in Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 73-94)
- (d) Authorizing the Executive Director to expend \$15,000 in connection with the administration, outreach and orientation of the Martin Luther King, Jr. Civic Committee Korean Scholarship Program. (Resolution No. 74-94)

Action taken: \_\_\_\_\_

OVER

## REGULAR AGENDA

- (e) Public Hearing to hear all persons interested in a Land Disposition Agreement for the parcel located at the south side of Hudson Avenue at Whitney Young Circle; Hunters Point

Authorizing an Agreement for the Disposition of Land for Private Development and other conveyance instruments in connection with the purchase and development of the parcel located on the south side of Hudson Avenue at Whitney Young Circle, by the San Francisco Housing Development Corporation; Hunters Point. (Resolution No. 75-94)

Action taken: \_\_\_\_\_

- (f) Authorizing the issuance of a notice of funding availability for an amount not to exceed \$4,086,338 in connection with the housing opportunities for persons with Aids Program. (Resolution No. 76-94)

Action taken: \_\_\_\_\_

- (g) Authorizing the deferment of payment of a \$50,000 predevelopment loan with 1101 Howard Street Associates, in connection with the development of affordable housing at 1101 Howard Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 77-94)

Action taken: \_\_\_\_\_

- (h) Authorizing an Amendment to the Agency's Fiscal Year 1988-89 Budget to provide additional funding to the Mayor's High Risk Disadvantaged Youth Employment Program. (Resolution No. 78-94)

Action taken: \_\_\_\_\_

- (i) Amending the Agency's Fiscal Year 1994-95 Budget to add an Attorney I position. (Resolution No. 79-94)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Report of the President
6. Report of the Executive Director:
  - (a) Williams Building at Third and Mission Streets; Yerba Buena Center
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session
10. Adjournment

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 17, 1994  
4:00 P.M.

DOCUMENTS DEPT.

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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY P. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Establishing a policy on Agency funding of street fairs, parades and other events.  
(Continued from April 5, 1994 meeting)
- 2) Authorizing an Amendment to the Agency's Fiscal Year 1991-92 Budget in order to allow funding projects other than property acquisition, business loans, and public space improvements, provided that the projects are first approved by the CDIF and the Citywide Loan Committees. (Continued from April 12, 1994 meeting)
- 3) Amending the Agency's Fiscal Year 1994-95 Budget in the amount of \$55,000 for the Western Addition Society to sponsor the Second Annual Victorian "Celebration of the Season", to showcase the Western Addition Area; Western Addition A-2. (Continued from April 12, 1994 meeting)
- 4) Authorizing Agency-wide local area networking, Phase I.
- 5) Approving the Consultant Contract with James Jefferson & Associates for economic development services in an amount not to exceed \$50,000 for economic development services in the Western Addition Area; Western Addition A-2.
- 5) Authorizing the issuance of Redevelopment Agency of the City and County of San Francisco Lease Revenue Bonds, Series 1994, (George R. Moscone Convention Center); the sale of such bonds to the City and County of San Francisco Redevelopment Financing Authority; a Project Lease with the City and County of San Francisco; and authorizing and approving official actions, contracts, documents and other matters in connection with such bond issuance and sale and lease; Yerba Buena Center.
- 7) Authorizing the issuance of Redevelopment Agency of the City and County of San Francisco Hotel Tax Revenue Bonds in one or more series to finance the Children's Facilities on Central Block 3; certain improvements to the Moscone Convention Center; the refunding of Moscone Center Lease Revenue Bonds; and the Mexican Museum; in an amount not to exceed \$100,000,000 and approving related actions; Yerba Buena Center.
- 8) Report on evaluation of City Loan Programs.
- 9) Report of the Executive Director:
  - (a) Report of Economic Development Services provided by Neighborhood Economic Development Organizations (NEDOs), August 1, 1993 through January 31, 1994



(b) Base Closure Activities

- (i) Announcement the City has been awarded a \$902,392 base re-use and planning grant by the Department of Defense, Office of Economic Adjustment (OEA)
- (ii) Status of federal legislation affecting Presidio San Francisco

(c) Status of jobs program for Bayview, OMI and Visitation Valley

(d) Advertisement of South Beach Park contract

10) Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator on price and terms of payment concerning Site F-1, the property located at the southwesterly corner of Bryant and Delancey Streets, in Rincon Point-South Beach with Rincon Point Development Company.

\*\*\*\*\*  
Prepared and mailed May 11, 1994

NOTICE OF SPECIAL MEETING

CITY AND COUNTY OF SAN FRANCISCO  
REDEVELOPMENT FINANCING AUTHORITY

NOTICE IS HEREBY GIVEN that the Board of Directors of the City and County of San Francisco Redevelopment Financing Authority (the "Authority") will hold a special meeting on Tuesday, May 17, 1994, at the hour of 4:00 p.m., or as soon thereafter as the matters may be considered in the Redevelopment Agency of the City and County of San Francisco's meeting room, Third Floor, 770 Golden Gate Avenue, San Francisco, California 94102. The business to be transacted at said meeting consists of:

- (a) Approving Minutes of a Special Meeting of May 3, 1994.

Public Comment

Action Taken: \_\_\_\_\_

- (b) Authorizing the purchase by the Authority of Redevelopment Agency of the City and County of San Francisco Lease Revenue Bonds, Series 1994, (George R. Moscone Convention Center); the sale of such Bonds to the Underwriters; and authorizing and approving official actions and other matters in connection with such purchase and sale. (Resolution No. 4-94)

Public Comment

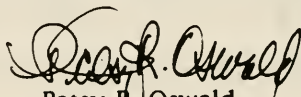
Action taken: \_\_\_\_\_

- (c) Authorizing the purchase by the Authority of one or more series of Redevelopment Agency of the City and County of San Francisco Hotel Tax Revenue Bonds; the sale of such Bonds to the Underwriters; and authorizing and approving official actions and other matters in connection with such purchase and sale. (Resolution No. 5-94)

Public Comment

Action taken: \_\_\_\_\_

Dated: May 11, 1994

  
Patsy R. Oswald  
Authority Secretary

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 17, 1994  
4:00 P.M.

## AGENDA

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1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Establishing a Policy on Agency funding of street fairs, parades and other events. (Resolution No. 59-94) (Continued from April 5, 1994 meeting)  
Action taken: \_\_\_\_\_
  - (b) Authorizing an Amendment to the Agency's Fiscal Year 1991-92 Budget in order to allow funding projects other than property acquisition, business loans, and public space improvements, provided that the projects are first approved by the CDIF and the Citywide Loan Committees. (Resolution No. 62-94) (Continued from April 12, 1994 meeting)  
Action taken: \_\_\_\_\_
  - (c) Amending the Agency's Fiscal Year 1994-95 Budget in the amount of \$55,000 for the Western Addition Society to sponsor the Second Annual Victorian "Celebration of the Season", to showcase the Western Addition Area; Western Addition A-2. (Resolution No. 61-94) (Continued from April 12, 1994 meeting)  
Action taken: \_\_\_\_\_
3. Matters of New Business

### CONSENT AGENDA

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- (a) Approval of Minutes: Regular Meetings - April 5, 12 & 19, 1994  
Closed Sessions - February 1, 4, 8, 15 & 22, 1994
- (b) Authorizing purchase of Phase I of Agency-wide local area network from Ciber/RNF. (Resolution No. 80-94)
- (c) Authorizing the execution of a Personal Services Contract in an amount not to exceed \$50,000 with James Jefferson & Associates for Economic Development services in the Western Addition A-2. (Resolution No. 81-94)

Action taken: \_\_\_\_\_

OVER



REGULAR AGENDA

- (d) Authorizing the issuance of Redevelopment Agency of the City and County of San Francisco Lease Revenue Bonds, Series 1994, (George R. Moscone Convention Center); the sale of such bonds to the City and County of San Francisco Redevelopment Financing Authority; a Project Lease with the City and County of San Francisco; and authorizing and approving official actions, contracts, documents and other matters in connection with such bond issuance and sale and lease; Yerba Buena Center. (Resolution No. 82-94)

Action taken: \_\_\_\_\_

- (e) Authorizing the issuance of Redevelopment Agency of the City and County of San Francisco Hotel Tax Revenue Bonds in one or more series to finance the Children's Facilities on Central Block 3; certain improvements to the Moscone Convention Center; the refunding of Moscone Center Lease Revenue Bonds; and the Mexican Museum; in an amount not to exceed \$100,000,000 and approving related actions; Yerba Buena Center. (Resolution No. 83-94)

Action taken: \_\_\_\_\_

- (f) Report on evaluation of City Loan Programs.

4. Matters not appearing on Agenda

5. Report of the President

- (a) Transbay Terminal letter from Mayor

6. Report of the Executive Director:

- (a) Base Closure Activities:

- (i) Announcement that the City has been awarded a \$902,392 base re-use and planning grant by the Department of Defense, Office of Economic Adjustment (OEA)

- (ii) Status of federal legislation affecting Presidio San Francisco

- (b) Status of jobs program for Bayview, OMI and Visitation Valley

- (c) Advertisement of South Beach Park contract

- (d) Request for survey area/16th Street

7. Commissioners' Questions and Matters

8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

9. Closed Session

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator on price and terms of payment concerning Site F-1, the property located at the southwesterly corner of Bryant and Delancey Streets, in Rincon Point-South Beach with Rincon Point Development Company.



0. Adjournment

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## SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

194  
770 GOLDEN GATE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 24, 1994  
4:00 P.M.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Public hearing and authorizing a Land Disposition Agreement for the purchase and development of the parcel DD-2 located on the south side of Hudson Avenue at Whitney Young Circle; Hunters Point.
- 2) Authorizing Amendments to Section VI.2 Vacation of the Agency Personnel Policy.
- 3) Director's Report - Williams Building at Third and Mission Streets, Yerba Buena Center.

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Prepared and mailed May 18, 1994

DOCUMENTS DEPT.

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 24 1994  
4:00 P.M.

## A G E N D A

DOCUMENTS DEPT.

MAY 20 1994

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PUBLIC LIBRARY

1. Recognition of a Quorum
2. Matters of Unfinished Business

- (a) **Public Hearing to hear all persons interested in a Land  
Disposition Agreement for the parcel located on the south side  
of Hudson Avenue at Whitney Young Circle; Hunters Point**

Authorizing a Land Disposition Agreement for the purchase and development of Parcel DD-2 located on the south side of Hudson Avenue at Whitney Young Circle, by The San Francisco Housing Development Corporation; Hunters Point. (Resolution No. 75-94)

Action taken: \_\_\_\_\_

3. Matters of New Business

- (a) Approving Amendments to Section VI. A. 2 VACATION of the Personnel Policy to revise the vacation accrual provisions. (Resolution No. 84-94)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda

5. Report of the President

6. Report of the Executive Director

- (a) Williams Building at Third and Mission Streets, Yerba Buena Center

7. Commissioners' Questions and Matters

8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

9. Closed Session

10. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED**



# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 31, 1994  
4:00 P.M.

DOCUMENTS DEPT.

MAY 24 1994

SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Presentation by Patrick Media Group Inc. regarding proposed Site F-1 Development; Rincon Point- South Beach.
- 2) Authorizing an extension of Exclusive Negotiations with Rincon Point Development Company, for the purchase and development of Site F-1, located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach.
- 3) Authorizing an extension of Exclusive Negotiations with a joint venture to be formed and composed of Marc Facio and S. Osborn Erickson, for the purchase and development of the parcel located at the northwest corner of Van Ness Avenue and Myrtle Street, for a mixed-use development composed of residential condominium and retail uses; Western Addition A-2.
- 4) Authorizing funding of the Juneteenth Festival; Western Addition A-2.
- 5) Authorizing nomination of President Jon Henry Kouba to serve as Agency representative on the Mayor's HIV Health Service Plan Council.
- 6) Authorization for reimbursement to the Mayor's office for travel expenses in the amount of \$2,109.55 incurred for base conversion hearing in Washington, D.C.
- 7) Closed Sessions:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator on price and terms of payment. Property locations and entities the Agency may negotiate with are:
    - (i) portion of the block bounded by 10th, 11th, Market and Mission Streets with Bank of America NTSA.
    - (ii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.

OVER

(b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with:

- (i) Local 790
- (ii) Local 21

8) Director's Report:

- (a) Status of negotiations regarding a non-profit corporation to manage the Hunters Point Naval Shipyard.
- (b) Budget and Organization

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Prepared and mailed May 23, 1994

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 31, 1994  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.  
MAY 26 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Nominating Jon Henry Kouba, President of the San Francisco Redevelopment Agency Commission, as the Redevelopment Agency's Representative on the Mayor's HIV Health Services Planning Council. (Resolution No. 85-94)
- (b) Authorization for reimbursement to the Mayor's Office for travel expenses in the amount of \$2,109.55 incurred for base conversion hearing in Washington, D.C. (Resolution No. 86-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) Presentation by Patrick Media Group Inc. regarding proposed Site F-1 Development; Rincon Point-South Beach.
- (d) Authorizing an extension of Exclusive Negotiations with Rincon Point Development Company, for the purchase and development of Site F-1, located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 87-94)

Action taken: \_\_\_\_\_

- (e) Authorizing a Personal Services Contract in the amount of \$50,000 with the Supporters of the Western Addition Cultural Center (SOWACC), to enable SOWACC to sponsor the "Juneteenth Festival"; Western Addition A-2. (Resolution No. 88-94)

**Action taken:** \_\_\_\_\_

- 4. Matters not appearing on Agenda
- 5. Report of the President
- 6. Report of the Executive Director
  - (a) Status of negotiations regarding a non-profit corporation to manage the Hunters Point Naval Shipyard.
  - (b) Budget and Organization
- 7. Commissioners' Questions and Matters
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 9. Closed Sessions:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator on price and terms of payment. Property locations and entities the Agency may negotiate with are:
    - (i) portion of the block bounded by 10th, 11th, Market and Mission Streets with Bank of America NTSA.
    - (ii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
  - (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with:
    - (i) Local 790
    - (ii) Local 21
- 10. Adjournment

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 31, 1994  
4:00 P.M.

## REVISED AGENDA

DOCUMENTS DEPT.  
MAY 31 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

### CONSENT AGENDA

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- (a) Nominating Jon Henry Kouba, President of the San Francisco Redevelopment Agency Commission, as the Redevelopment Agency's Representative on the Mayor's HIV Health Services Planning Council. (Resolution No. 85-94)
- (b) Authorization for reimbursement to the Mayor's Office for travel expenses in the amount of \$2,109.55 incurred for base conversion hearing in Washington, D.C. (Resolution No. 86-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) Presentation by Patrick Media Group Inc. regarding proposed Site F-1 Development; Rincon Point-South Beach.
- (d) Authorizing an extension of Exclusive Negotiations with Rincon Point Development Company, for the purchase and development of Site F-1, located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 87-94)

Action taken: \_\_\_\_\_

OVER



- (e) Authorizing a Personal Services Contract in the amount of \$50,000 with the Supporters of the Western Addition Cultural Center (SOWACC), to enable SOWACC to sponsor the "Juneteenth Festival"; Western Addition A-2. (Resolution No. 88-94)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Report of the President:
  - (a) Meeting with the Mayor
6. Report of the Executive Director:
  - (a) Status of negotiations regarding a non-profit corporation to manage the Hunters Point Naval Shipyard.
  - (b) Budget and Organization
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Sessions:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator on price and terms of payment. Property locations and entities the Agency may negotiate with are:
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    - (ii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
  - (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with:
    - (i) Local 790
    - (ii) Local 21
10. Adjournment

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**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JUNE 14, 1994

4:00 P.M.

DOCUMENTS DEPT.

JUN 10 1994

SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

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- 1) Authorizing exclusive negotiations with Asian, Inc. for the development of affordable housing on Agency-owned property located on the northerly portion of 980 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area.
- 2) Authorizing the issuance of a Request for Proposals in an amount not to exceed \$150,000 in connection with providing technical assistance services to organizations funded through the Housing Opportunities for Persons with AIDS program.
- 3) Authorizing a Letter Agreement with the Mayor's Office of the City and County of San Francisco for the continued services of Lovelle E. Davis.
- 4) Awarding Contract TB No. 1 for the temporary seismic bracing of the Williams Building to West Bay Builders Inc. in an amount not to exceed \$1,544,600.00; Yerba Buena Center.
- 5) Authorizing a First Amendment to the Sedway & Associates Personal Services Contract to augment the approved budget by \$4,000 to reflect the addition of Chinatown to the San Francisco Enterprise Community Application.
- 6) Workshop on the Schematic Drawings for the Central Block 2 (CB-2), Entertainment/Retail Center: Yerba Buena Center.
- 7) Closed Sessions:
  - (1) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - a) southwest corner of Delancey and Bryant Streets, Site F-1 in Rincon Point-South Beach, with Rincon Point Development Company.

OVER

b) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp.

c) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.

(2) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate litigation is Patrick Media regarding Site F-1 in Rincon Point-South Beach.

(3) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with:

(a) Local 790

(b) Local 21

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Prepared and mailed June 8, 1994



# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 7, 1994  
4:00 P.M.

## TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD AT 749-2457

DOCUMENTS DEPT.  
JUN 6 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

NO MEETING ON JUNE 7, 1994

THE NEXT REGULAR MEETING WILL BE HELD JUNE 14, 1994

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Prepared and mailed June 1, 1994

# **SAN FRANCISCO REDEVELOPMENT AGENCY**

## **ACCESSIBLE MEETING POLICY**



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JUNE 14, 1994  
3:00 P.M.

## REVISED TENTATIVE AGENDA PLEASE NOTE CHANGE IN TIME

DOCUMENTS DEPT  
JUN 13 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

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- 1) Authorizing exclusive negotiations with Asian, Inc. for the development of affordable housing on Agency-owned property located on the northerly portion of 980 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area.
- 2) Authorizing the issuance of a Request for Proposals in an amount not to exceed \$150,000 in connection with providing technical assistance services to organizations funded through the Housing Opportunities for Persons with AIDS program.
- 3) Authorizing a Letter Agreement with the Mayor's Office of the City and County of San Francisco for the continued services of Lovelle E. Davis.
- 4) Awarding Contract TB No. 1 for the temporary seismic bracing of the Williams Building to West Bay Builders Inc. in an amount not to exceed \$1,544,600.00; Yerba Buena Center.
- 5) Authorizing a First Amendment to the Sedway & Associates Personal Services Contract to augment the approved budget by \$4,000 to reflect the addition of Chinatown to the San Francisco Enterprise Community Application.
- 6) Requesting the Board of Supervisors to designate and describe a Redevelopment Survey Area within the City and County of San Francisco pursuant to the California Community Redevelopment Law; North Mission Proposed Survey Area.
- 7) Workshop on the Schematic Drawings for the Central Block 2 (CB-2), Entertainment/Retail Center; Yerba Buena Center.
- 8) Closed Sessions:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:

OVER



(i) southwest corner of Delancey and Bryant Streets, Site F-1 in Rincon Point-South Beach, with Rincon Point Development Company.

(ii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Développement Corp.

(iii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.

(b) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate litigation is Patrick Media regarding Site F-1 in Rincon Point-South Beach.

(c) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with:

(i) Local 790

(ii) Local 21

9) Report of the President:

(a) Meeting with Supervisor Hseih

10) Report of the Executive Director:

(a) Budget

(b) South Bayshore Plan

(c) Board of Supervisors Base Closure Committee Hearing

(d) Treasure Island Planning Workshop

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Prepared and mailed Revised Tentative Agenda June 10, 1994

## SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JUNE 14, 1994  
3:00 P.M.

## AGENDA

DOCUMENTS DEPT.

JUN 13 1994

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings - April 26 and May 24, 1994  
Closed Sessions - March 1, 8, 15 & 22, April 5, 19 & 26; May 17, 1994
- (b) Authorizing a Letter Agreement to provide the services of an employee in connection with the Agency's Administration of the Mayor's Office of Special Projects. (Resolution No. 89-94)
- (c) Authorizing a First Amendment to the Sedway & Associates Personal Services Contract to augment the approved budget by \$4,000 to reflect the addition of Chinatown to the San Francisco Enterprise community Application. (Resolution No. 90-94)
- (d) Authorizing the issuance of a request for proposals in an amount not to exceed \$150,000 for providing technical assistance services to nonprofit organizations funded under the Housing Opportunities for Persons with AIDS Program. (Resolution No. 91-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (e) Authorizing Exclusive Negotiations with Asian, Inc. for the development of the northerly portion of 980 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 92-94)

Action taken: \_\_\_\_\_

OVER

- (f) Awarding Contract TB No. 1 for the temporary seismic bracing of the Williams Building to West Bay Builders Inc. in an amount not to exceed \$1,544,600; Yerba Buena Center.  
(Resolution No. 93-94)

**Action taken:** \_\_\_\_\_

- (g) Requesting the Board of Supervisors to describe and designate a redevelopment survey area within the City and County of San Francisco pursuant to the California Community Redevelopment Law; North Mission Proposed Survey Area. (Resolution No. 94-94)

**Action taken:** \_\_\_\_\_

- (h) Workshop on the Schematic Drawings for the Central Block 2 (CB-2), Entertainment/Retail Center; Yerba Buena Center.
4. Matters not appearing on Agenda
5. Report of the President:
- (a) Meeting with Supervisor Hsieh
6. Report of the Executive Director:
- (a) Budget
- (b) South Bayshore Plan
- (c) Board of Supervisors Base Closure Committee Hearing
- (d) Treasure Island Planning Workshop
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Sessions:
- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms of payment. Property locations and entities the Agency may negotiate with are:
- (i) southwest corner of Delancey and Bryant Streets, Site F-1 in Rincon Point-South Beach, with Rincon Point Development Company.
- (ii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp.
- (iii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.



- (b) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate is Patrick Media regarding Site F-1 in Rincon Point-South Beach.
- (c) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with:
  - (i) Local 790
  - (ii) Local 21

10. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED**

# **SAN FRANCISCO REDEVELOPMENT AGENCY**

## **ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



17  
35  
43  
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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JUNE 21, 1994  
4:00 P.M.

## ~~A~~ G E N D A

DOCUMENTS DEPT.

JUN 17 1993

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

*THE FOLLOWING ITEMS RELATING TO THE YBC PLAN AMENDMENT WILL BE CONSIDERED SIMULTANEOUSLY BUT ACTED ON SEPARATELY:*

- (a) **Public Hearing to hear all persons interested in a proposed Redevelopment Plan Amendment and other related matters for the Yerba Buena Center Redevelopment Project Area; Yerba Buena Center**
- (1) Approving the Addendum to the Report on the Redevelopment Plan for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 94-94)
- Action taken:** \_\_\_\_\_
- (2) Approving the Mitigation Monitoring and Reporting Program for the Yerba Buena Center Redevelopment Project Area. (Resolution No. 95-94)
- Action taken:** \_\_\_\_\_
- (3) Approving the Addendum to the Yerba Buena Center Subsequent Final Environmental Impact Report for the Supermarket/Housing Site (SB-2, Parcel H) within the Yerba Buena Center Redevelopment Project Area. (Resolution No. 96-94)
- Action taken:** \_\_\_\_\_
- (4) Adopting Environmental Findings and Statement of overriding considerations made pursuant to the California Environmental Quality Act and State Guidelines in connection with the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Redevelopment Project Area and changes to the Scope of Development for the Central Blocks Development. (Resolution No. 97-94)
- Action taken:** \_\_\_\_\_

OVER

- (5) Approving the proposed Redevelopment Plan Amendment for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 98-94)

**Action taken:** \_\_\_\_\_

- (6) Authorizing transmittal of the proposed Redevelopment Plan Amendment for the Yerba Buena Center Redevelopment Project Area to the City Planning Commission of the City and County of San Francisco. (Resolution No. 99-94)

**Action taken:** \_\_\_\_\_

- (7) Approving the Design for Development for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the City Planning Commission of the City and County of San Francisco. (Resolution No. 100-94)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Report of the President
6. Report of the Executive Director
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Sessions:
  - (1) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (a) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
  - (2) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with:
    - (a) Local 790
    - (b) Local 21
10. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

GOLDEN GATE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JUNE 28, 1994  
4:00 P.M.

## TENTATIVE AGENDA

DOCUMENTS DEPT.

JUN 24 1994

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Letter Agreement with the Department of Public Works, Bureau of Construction Management, for construction management services in the amount of \$138,248; Rincon Point-South Beach.
- 2) Authorizing Redevelopment Funding for a Professional Services Contract with the San Francisco Housing Development Corporation for an amount not to exceed \$220,000.
- 3) Authorizing execution of a grant for an amount not to exceed \$2,161,880 with Chemical Awareness and Treatment Services, Inc., for the acquisition and conversion of 1049 Howard Street for housing homeless women, as part of the Citywide Tax Increment Housing Program.
- 4) Authorizing a \$18,500 predevelopment loan with GP/TODCO, in connection with the acquisition and rehabilitation of the Hugo Apartments, located at 200-214 Sixth Street, as part of the South of Market Earthquake Recovery Redevelopment Project Area.
- 5) Authorizing a \$296,000 grant to Diamond View Residents Association, Inc. in connection with the acquisition of Diamond View Apartments, located at 173-204 Addison Street, as part of the At-risk Housing Preservation Program.
- 6) Conditionally approving the schematic design drawings for the Entertainment Retail Center, Central Block 2 (CB-2); Yerba Buena Center.
- 7) Approval of a Letter Agreement with the Department of City Planning in the amount of \$228,101 for planning services in several Redevelopment Project Areas.
- 8) Public Hearing and authorizing the assignment of a Land Disposition Agreement by 1694 Sutter Street Associates, a joint venture composed of GKM & Associates, Inc., and Masami Dobashi, to 1694 Sutter Street Associates, in connection with the development of the parcel located at the northeast corner of Sutter and Laguna Streets, and ratifying and confirming the publication of the notice of Public Hearing regarding said assignment; Western Addition A-2.

OVER

- 9) Authorizing an Amendment which revises the performance schedule of the Land Disposition Agreement with 1694 Sutter Street Associates, for the development of the parcel located at the northeast corner of Sutter and Laguna Streets; Western Addition A-2.
- 10) Authorizing a Seventh Amendment to the Personal Services Contract with Keyser Marston Associates, Inc., increasing the amount of the contract by \$30,000 for Economic Urban Land Consulting Services; Yerba Buena Center.
- 11) Authorizing Exclusive Negotiations with the Jewish Museum San Francisco for the purchase and rehabilitation of the Jessie Street Substation in Central Block One, bounded by Market, Mission, Third and Fourth Streets; Yerba Buena Center.
- 12) Authorizing submission to Federal Emergency Management Agency (FEMA) of an application for alternative project funds in the amount of approximately \$2,350,000 for seismic retrofit and repair of the Jessie Street Substation; Yerba Buena Center.
- 13) Authorizing submission to Federal Emergency Management Agency (FEMA) of an application for alternative project funds in the amount of approximately \$2,500,000 for seismic retrofit and repair of unreinforced masonry public assembly buildings.

**THE WORKSHOP WILL NOT BE HELD BEFORE 5:30 p.m.**

- 14) Workshop on the preliminary land use alternatives for the Hunters Point Shipyard.
- 15) Authorizing a First Amendment to the Personal Services Contract with the EBA School of Art increasing the amount of the contract by \$5,000 for services related to the design, fabrication and installation of banners on Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area.
- 16) Authorizing an extension of Exclusive Negotiations with Rincon Point Development Company, for the purchase and development of Site F-1, located at the southwest corner of Delancey and Bryants Streets; Rincon Point-South Beach.
- 17) Closed Sessions:
  - (a) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate litigation is Patrick Media regarding Site F-1 in Rincon Point-South Beach.
  - (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator on price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (i) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group.
    - (ii) bounded by Market, Mission, 10th and 11th Street, 10th and Market Redevelopment Survey Area with Bank of America.
    - (iii) Hanger #2 at Naval Station Treasure Island with U.S. Department of the Navy.

(c) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with:

(i) Local 790

(ii) Local 21

8) President's Report: Transbay Terminal Survey Area

9) Director's Report:

(a) Bids received for South Beach Park

(b) Use of MWBE past 12 months

(c) Hotel Tax - Chinese Cultural and Trade Center

(d) Tax Exempt Bonds

(e) Budget

(f) Proposed Mission District Survey Area

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pared and mailed June 23, 1994

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JUNE 28, 1994  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.  
JUN 27 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Letter Agreement with the Department of Public Works, Bureau of Construction Management, for construction management services in the amount of \$138,248; Rincon Point-South Beach. (Resolution No. 101-94)
- (b) Authorizing a Personal Services Contract for an amount not to exceed \$220,000 with the San Francisco Housing Development Corporation in connection with the Agency's Homeownership Counseling Program. (Resolution No. 102-94)
- (c) Authorizing an \$18,500 Predevelopment Loan with GP/TODCO, in connection with the prospective acquisition and renovation of the Hugo Apartments, located at 200-214 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 103-94)
- (d) Authorizing a Letter Agreement in the amount of \$228,101 with the Department of City Planning for certain planning services within existing Redevelopment Project Areas and newly proposed areas for study. (Resolution No. 104-94)
- (e) Authorizing a Seventh Amendment to the Personal Services Contract for an amount not to exceed \$30,000 with Keyser Marston Associates, Inc., for Economic Urban Land Consulting Services; Yerba Buena Center. (Resolution No. 105-94)

OVER

- (f) Authorizing a First Amendment to the Personal Services Contract with the EBA School of Art increasing the amount of the contract not to exceed \$5,000 and extending the time of the contract by 60 days for services related to the design, fabrication and installation of banners on Sixth Street; South of Market Earthquake Recovery Redevelopment Project. (Resolution No. 106-94)
- (g) Authorizing an extension of Exclusive Negotiations with Rincon Point Development Company, for the purchase and development of Site F-1, located at the Southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 107-94)

**Action taken:** \_\_\_\_\_

### **REGULAR AGENDA**

- (h) **Public Hearing to hear all persons interested in a Land Disposition Agreement for the parcel located at the northeast corner of Sutter and Laguna Streets; Western Addition A-2.**

Authorizing the Assignment of a Land Disposition Agreement by 1694 Sutter Street Associates, a Joint Venture composed of GKM & Associates, Inc., and Masami Dobashi, to 1694 Sutter Street Associates, in connection with the development of the parcel located at the northeast corner of Sutter and Laguna Streets; Western Addition A-2. (Resolution No. 108-94)

**Action taken:** \_\_\_\_\_

- (i) Authorizing an Amendment to the Land Disposition Agreement with 1694 Sutter Street Associates, in connection with the development of the parcel located at the northeast corner of Sutter and Laguna Streets; Western Addition A-2. (Resolution No. 109-94)

**Action taken:** \_\_\_\_\_

- (j) Authorizing a \$296,000 Grant with Diamond View Residents Association, in connection with the acquisition and rehabilitation of Diamond View Apartments, located at 173-204 Addison Street. (Resolution No. 110-94)

**Action taken:** \_\_\_\_\_

- (k) Authorizing a Grant Agreement with Chemical Awareness and Treatment Services, Inc. in the amount of \$2,161,800 for the development of transitional housing at 1049 Howard Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 111-94)

**Action taken:** \_\_\_\_\_

- (l) Authorizing Exclusive Negotiations with the Jewish Museum San Francisco, for the purchase and rehabilitation of the Jessie Street Substation located on Central Block One bounded by Market, Mission, Third and Fourth Streets; Yerba Buena Center. (Resolution No. 112-94)

**Action taken:** \_\_\_\_\_

- (m) Authorizing the Executive Director to apply to the Federal Emergency Management Agency for funds for the Seismic Retrofitting and Repair of the Jessie Street Substation; Yerba Buena Center. (Resolution No. 113-94)

**Action taken:** \_\_\_\_\_

- (n) Authorizing the Executive Director to apply to the Federal Emergency Management Agency for funds for a Hazard Mitigation Program for unreinforced masonry buildings; Yerba Buena Center. (Resolution No. 114-94)

**Action taken:** \_\_\_\_\_

- (o) Conditionally approving the Schematic Design Drawings for the Central Block 2 (CB-2), Entertainment/Retail Center; Yerba Buena Center. (Resolution No. 115-94)

**Action taken:** \_\_\_\_\_

**THE WORKSHOP WILL NOT BE HELD BEFORE 5:30 pm**

- (p) Workshop on the preliminary land use alternatives for the Hunters Point Shipyard; Hunters Point.

4. Matters not appearing on Agenda

5. Report of the President:

- (a) Transbay Terminal Survey Area
- (b) Meeting with Mayor, June 29, 1994

6. Report of the Executive Director:

- (a) Bids received for South Beach Park
- (b) Use of M/WBE past 12 months
- (c) Hotel Tax - Chinese Cultural and Trade Center
- (d) Tax Exempt Bonds
- (e) Budget
- (f) Proposed Mission District Survey Area
- (g) South Bayshore

7. Commissioners' Questions and Matters

8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

9. Closed Sessions:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator on price and terms of payment. Property locations and entities the Agency may negotiate with are:

- (i) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group.
  - (ii) bounded by Market, Mission, 10th and 11th Street, 10th and Market Redevelopment Survey Area with Bank of America.
  - (iii) Hanger #2 at Naval Station Treasure Island with U.S. Department of the Navy.
- (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with:
- (i) Local 790
  - (ii) Local 21

10. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



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# SAN FRANCISCO REDEVELOPMENT AGENCY

GOLDEN GATE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JULY 5, 1994

DOCUMENTS DEPT.

JUN 30 1994

SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD AT 749-2457.

NO MEETING JULY 5, 1994

THE NEXT REGULAR MEETING WILL BE HELD JULY 12, 1994

\*\*\*\*\*  
prepared and mailed June 29, 1994

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 12, 1994  
4:00 P.M.

DOCUMENTS DEPT.

JUL 11 1994

SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

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- 1) Approving the Addendum to the Report on the Redevelopment Plan Amendment for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its information.
- 2) Approving the Mitigation Monitoring Program for the Yerba Buena Center Redevelopment Project Area.
- 3) Approving the Addendum to the Yerba Buena Center Subsequent Environmental Impact Report for the Supermarket/Housing Site (SB-2, Parcel H).
- 4) Adopting Environmental Findings for the proposed Redevelopment Plan Amendment for the Yerba Buena Center Redevelopment Project Area.
- 5) Approving the proposed Redevelopment Plan Amendment for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its consideration.
- 6) Authorizing transmittal of the proposed Redevelopment Plan Amendment for the Yerba Buena Center Redevelopment Project Area to the City Planning Commission for its report and recommendation.
- 7) Approving the Design for Development for the proposed Redevelopment Plan Amendment for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the City Planning Commission for its consideration.
- 8) Public Hearing and authorizing the Assignment of a Land Disposition Agreement by 1694 Sutter Street Associates, a Joint Venture composed of GKM & Associates, Inc., and Masami Dobashi, to 1694 Sutter Street Associates, in connection with the development of the parcel located at the northeast corner of Sutter and Laguna Streets; Western Addition A-2.
- 9) Authorizing an Amendment to the Land Disposition Agreement with 1694 Sutter Street Associates, in connection with the development of the parcel located at the northeast corner of Sutter and Laguna Streets; Western Addition A-2.

OVER

- 10) Authorizing an Amendment to the Personal Services Contract with Williams-Kuebelbeck & Associates, Inc. in the amount of \$23,000 for real estate economic consultant services for the Hunters Point Shipyard.
- 11) Authorizing an Amendment to the Personal Services Contract with Simon Martin-Vegue Winkelstein Moris in the amount of \$120,000 for planning communication consultant services for the Hunters Point Shipyard.
- 12) Authorizing a Personal Services Contract with The Alfred Williams Consultancy in the amount of \$78,000 for Liaison Consultant Services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard.
- 13) Approving a license from the United States Navy to the Redevelopment Agency for Building #2 at the Naval Station Treasure Island.
- 14) Approving a sublicense from the Redevelopment Agency to Copycat Productions, Inc. for Building #2 at the Naval Station Treasure Island.
- 15) Authorizing a First Amendment to the Memorandum of Agreement with United Public Employees Local 790 to extend the term through August 31, 1994.
- 16) Authorizing a re-negotiated Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21, for the period of July 1, 1994 through June 30, 1997.
- 17) Authorizing execution of a Master Frequent Copy Rental Agreement with OCE-Office Systems.
- 18) Authorizing Exclusive Negotiations with a developer for the purchase and development of parcel EB 2-C located on the northeast corner of Third and Howard Streets; Yerba Buena Center.
- 19) Authorizing the execution of a \$360,000 grant to Innovative Housing For Community in connection with the acquisition of property located at 1912-1914 McAllister Street for affordable supportive housing, as part of the Citywide Tax Increment Housing Program.
- 20) Workshop on recommendations to improve administration of City Business Loan Programs from the SFRA Staff Report "Evaluation of City Loan Programs".
- 21) Presentation by City Planning Department of its South Bayshore Plan.

**Director's Report:**

- a) Quarterly report on Neighborhood Economic Development Services provided by NEDOs (third quarter).

**Closed Session:**

- 1) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate is Patrick Media regarding Site F-1 in Rincon Point-South Beach.



2) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:

(i) northwest corner of Brannan and First Streets in Rincon Point-South Beach with Reliance Development Group.

3) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with:

(a) Local 790

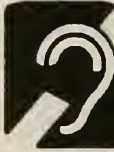
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Prepared and mailed July 6, 1994

# **SAN FRANCISCO REDEVELOPMENT AGENCY**

## **ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JULY 12, 1994  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.

JUL 08 1994

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Matters of Unfinished Business

- (a) **Public Hearing to hear all persons interested in a Land Disposition Agreement for the parcel located at the northeast corner of Sutter and Laguna Streets; Western Addition A-2.**

Authorizing the Assignment of a Land Disposition Agreement by 1694 Sutter Street Associates, a Joint Venture composed of GKM & Associates, Inc., and Masami Dobashi, to 1694 Sutter Street Associates, in connection with the development of the parcel located at the northeast corner of Sutter and Laguna Streets; Western Addition A-2. (Resolution No. 108-94)

**Action taken:** \_\_\_\_\_

- (b) Authorizing an Amendment to the Land Disposition Agreement with 1694 Sutter Street Associates, in connection with the development of the parcel located at the northeast corner of Sutter and Laguna Streets; Western Addition A-2. (Resolution No. 109-94)

**Action taken:** \_\_\_\_\_

### 3. CONSENT AGENDA

**ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:**

- (a) Approval of Minutes: Regular Meetings - May 3, May 31, and June 14, 1994  
Closed Session - June 14, 1994
- (b) Authorizing an Amendment to the Personal Services Contract for Real Estate Planning with Williams-Kuebelbeck & Associates in the amount of \$24,000; Hunters Point Shipyard Survey Area. (Resolution No. 117-94)

- (c) Authorizing an Amendment to the Personal Services Contract for Planning Communications with Simon Martin-Vegue Winkelstein Moris in the amount of \$120,000; Hunters Point Shipyard Survey Area. (Resolution No. 118-94)
- (d) Authorizing a Personal Services Contract with The Alfred Williams Consultancy in the amount of \$75,000 to provide Liaison Consultant Services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Survey Area. (Resolution No. 119-94)
- (e) Accepting conveyance of and approving a license from the United States Navy to the Redevelopment Agency for Building No. 2 at the Naval Station, Treasure Island. (Resolution No. 120-94)
- (f) Approving a Sublicense from the Redevelopment Agency to Copycat Productions, Inc. for Building No. 2 at the Naval Station, Treasure Island. (Resolution No. 121-94)
- (g) Authorizing a First Amendment to the Memorandum of Agreement with United Public Employees Local 790 to extend the term for up to two months through August 31, 1994. (Resolution No. 122-94)
- (h) Authorizing a re-negotiated Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21, for the period of July 1, 1994 through June 30, 1997. (Resolution No. 123-94)
- (i) Authorizing a Master Frequent Copy Agreement with OCE-Office Systems. (Resolution No. 124-94)

**Action taken:** \_\_\_\_\_

### **REGULAR AGENDA**

- (j) Authorizing Exclusive Negotiations with Armax, Inc., for the purchase and development of parcel EB-2C, located on the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 125-94)

**Action taken:** \_\_\_\_\_

- (k) Authorizing a \$360,000 grant to Innovative Housing For Community in connection with the acquisition of property for affordable supportive housing located at 1912-1914 McAllister Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 126-94)

**Action taken:** \_\_\_\_\_

- (l) Workshop on recommendations to improve administration of City Business Loan Programs from the SFRA Staff Report "Evaluation of City Loan Programs".

- (m) Presentation by City Planning Department of its South Bayshore Plan.

### 4. Matters not appearing on Agenda

5. Report of the President
  - (a) Meeting with the Mayor, July 11, 1994
  - (b) Precita House; Bernal Heights
6. Report of the Executive Director
  - (a) Quarterly report on Neighborhood Economic Development Services provided by NEDOs (third quarter).
  - (b) Pier 40 Development
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session:
  - (a) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate is Patrick Media regarding Site F-1 in Rincon Point-South Beach.
  - (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (i) northwest corner of Brannan and First Streets in Rincon Point-South Beach with Reliance Development Group.
  - (c) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with:
    - (i) Local 790
10. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY.**

**REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED**



# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



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# SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD AT 749-2457.

NO MEETING JULY 19, 1994

THE NEXT REGULAR MEETING WILL BE HELD JULY 26, 1994

\*\*\*\*\*  
Prepared and mailed July 13, 1994

DOCUMENTS DEPT.

JUL 14 1994

SAN FRANCISCO  
PUBLIC LIBRARY

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



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# SAN FRANCISCO REDEVELOPMENT AGENCY

GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
3RD FLOOR COMMISSION BOARD ROOM

DATE: July 26, 1994  
4:00 P.M.

## TENTATIVE AGENDA

DOCUMENTS DEPT.

JUL 21 1994

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Approving the Addendum to the Report on the Redevelopment Plan for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco.
- 2) Approving the Mitigation Monitoring and Reporting Program for the Yerba Buena Center Redevelopment Project Area.
- 3) Approving the Addendum to the Yerba Buena Center Subsequent Final Environmental Impact Report for the Supermarket/Housing Site (SB-2, Parcel H) within the Yerba Buena Center Redevelopment Project Area.
- 4) Adopting Environmental Findings and Statement of overriding considerations made pursuant to the California Environmental Quality Act and State Guidelines in connection with the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Redevelopment Project Area and changes to the Scope of Development for the Central Blocks Development.
- 5) Approving the proposed Redevelopment Plan Amendment for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco.
- 6) Authorizing transmittal of the proposed Redevelopment Plan Amendment for the Yerba Buena Center Redevelopment Project Area to the City Planning Commission of the City and County of San Francisco.
- 7) Approving the Design for Development for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the City Planning Commission of the City and County of San Francisco.
- 8) Authorizing an Amendment to the Personal Services Contract with Simon Martin-Vegue Winkelstein Moris in the amount of \$120,000 for planning communication consultant services for the Hunters Point Shipyard.

OVER



- (9) Authorizing a Personal Services Contract in the amount of \$75,000 with The Alfred Williams Consultancy for Liaison Consultant Services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard.

**Item (10) will not be heard before 6 p.m.:**

- (10) Authorizing a \$360,000 grant to Innovative Housing for Community in connection with the acquisition of property located at 1912-1914 McAllister Street for affordable supportive housing, as part of the Citywide Tax Increment Housing Program.
- (11) Authorizing an extension of the Exclusive Negotiations period of the Agreement to Negotiate Exclusively with The Gap, Inc., for the acquisition and development of Development Site C-1, located in the block bounded by the right-of-way of the recently removed Embarcadero Freeway, Steuart, Folsom and Spear Streets; Rincon Point-South Beach area.
- (12) Approving a license from the United States Navy to the Redevelopment Agency for Building #180 of Treasure Island.
- (13) Approving a sublicense from the Redevelopment Agency to Skellington Productions for Building #180 at Treasure Island.
- (14) Approving a license for Building #281 and #606 at the Hunters Point Naval Shipyard with the Redevelopment Agency.
- (15) Approving a sublicense from the Redevelopment Agency to Skellington Productions for Building #281 and #606 at the Hunters Point Naval Shipyard.
- (16) Authorizing a re-negotiated Memorandum of Agreement with United Public Employees Local 790 for the period of July 1, 1994 through June 30, 1997.
- (17) Public Hearing and authorizing a Land Disposition Agreement and Ground Lease with Yerba Buena Retail Partners, Ltd., with respect to the Lease and Development of the Central Block 2 Entertainment/Retail Site in the Yerba Buena Gardens; Yerba Buena Center.
- (18) Public Hearing and authorizing Development and Occupancy Sublease with Pier 40 Coffee Roastery, Inc., for the development of a cafe and office space in the Pier 38 Bulkhead Building; Rincon Point-South Beach.
- (19) Authorizing \$1,000,000 in HOPWA funding to Mission Housing Development Corp. for construction of 30 units of affordable housing (10 units set aside for persons with HIV/AIDS) at 1010 South Van Ness Avenue.

**Item (20) will not be heard before 6 p.m.:**

- (20) Authorizing a \$916,245 grant to Mercy/Charities Housing in connection with the acquisition and rehabilitation of the Richmond Hills family homeless shelter located at 6324 Geary Blvd., as part of the Citywide Tax Increment Housing Program.
- (21) Workshop presentation on a Master Plan for Building Improvements and new buildings for Sacred Heart Cathedral Preparatory; Western Addition A-2.



- 2) Workshop presentation of developers' responses to the RFP for Parcel 3763-A located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.
- 3) Executive Director's Report:
- (a) Discussions with Mission District regarding Redevelopment efforts.
  - (b) Responses to Request for Proposals for Security Patrol Services at South Beach Harbor and Park.

CLOSED SESSION:

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:

- (a) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790.

\*\*\*\*\*  
pared and mailed July 20, 1994

# **SAN FRANCISCO REDEVELOPMENT AGENCY**

## **ACCESSIBLE MEETING POLICY**



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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

10 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 26, 1994  
4:00 P.M.

## AGENDA

BUSINESS-SCIENCE  
DOCUMENTS DEPT.

JUL 26 1994

SAN FRANCISCO  
PUBLIC LIBRARY

Recognition of a Quorum

Matters of Unfinished Business

(a) ***THE FOLLOWING ITEMS RELATING TO THE YBC PLAN AMENDMENT WILL BE  
CONSIDERED SIMULTANEOUSLY BUT ACTED ON SEPARATELY:***

- (1) Approving the Addendum to the Report on the Redevelopment Plan for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 94-94A)

Action taken: \_\_\_\_\_

- (2) Approving the Mitigation Monitoring and Reporting Program for the Yerba Buena Center Redevelopment Project Area. (Resolution No. 95-94)

Action taken: \_\_\_\_\_

- (3) Approving the Addendum to the Yerba Buena Center Subsequent Final Environmental Impact Report for the Supermarket/Housing Site (SB-2, Parcel H) within the Yerba Buena Center Redevelopment Project Area. (Resolution No. 96-94)

Action taken: \_\_\_\_\_

- (4) Adopting Environmental Findings and Statement of overriding considerations made pursuant to the California Environmental Quality Act and State Guidelines in connection with the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Redevelopment Project Area and changes to the Scope of Development for the Central Blocks Development. (Resolution No. 97-94)

Action taken: \_\_\_\_\_

- (5) Approving the proposed Redevelopment Plan Amendment for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 98-94)

Action taken: \_\_\_\_\_

OVER

- (6) Authorizing transmittal of the proposed Redevelopment Plan Amendment for the Yerba Buena Center Redevelopment Project Area to the City Planning Commission of the City and County of San Francisco. (Resolution No. 99-94)

**Action taken:** \_\_\_\_\_

- (7) Approving the Design for Development for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the City Planning Commission of the City and County of San Francisco. (Resolution No. 100-94)

**Action taken:** \_\_\_\_\_

- (b) Authorizing an Amendment to the Personal Services Contract for planning communications with Simon Martin-Vegue Winkelstein Moris in the amount of \$120,000; Hunters Point Shipyard Survey Area. (Resolution No. 118-94)

**Action taken:** \_\_\_\_\_

- (c) Authorizing a Contract with The Alfred Williams Consultancy in the amount of \$75,000 to provide Liaison Consultant Services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard. (Resolution No. 119-94)

**Action taken:** \_\_\_\_\_

**Item (d) will not be heard before 6 p.m.:**

- (d) Authorizing a \$360,000 grant to Innovative Housing for Community in connection with the acquisition of property for affordable supportive housing located at 1912-1914 McAllister Street , as part of the Citywide Tax Increment Housing Program. (Resolution No. 126-94)

**Action taken:** \_\_\_\_\_

3. Matters of New Business

**CONSENT AGENDA**

**ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:**

- (a) Authorizing an extension of the Exclusive Negotiations period of the Agreement to Negotiate Exclusively with The Gap, Inc., for the acquisition and development of Development Site C-1, located in the block bounded by the right-of-way of the recently removed Embarcadero Freeway, Steuart, Folsom and Spear Streets; Rincon Point-South Beach area. (Resolution No. 127-94)

- (b) Approving a license from the Department of the Navy to the Redevelopment Agency of the City and County of San Francisco for Building #180 at the Naval Station. Treasure Island. (Resolution No. 128-94)
- (c) Approving a sublicense from the Redevelopment Agency to Skellington Productions, Inc. for Building #180 at the Hunters Point Annex. (Resolution No. 129-94)
- (d) Approving a license from the Department of the Navy to the Redevelopment Agency of the City and County of San Francisco for Building #281 and #606 at the Hunters Point Annex. (Resolution No. 130-94)
- (e) Approving a sublicense from the Redevelopment Agency to Skellington Productions, Inc., for Building #281 and #606 at the Hunters Point Annex. (Resolution No. 131-94)
- (f) Authorizing a re-negotiated Memorandum of Agreement with United Public Employees Local 790 for the period of July 1, 1994 through June 30, 1997. (Resolution No. 132-94)

Action taken: \_\_\_\_\_

#### **REGULAR AGENDA**

- (g) **Public Hearing to hear all persons interested in a Land Disposition Agreement and Ground Lease for Central Block 2 Entertainment/Retail Site; Yerba Buena Gardens**

Authorizing a Land Disposition Agreement and Ground Lease with Yerba Buena Retail Partners, Ltd., for the Lease and Development of the parcel located on the easterly side of Fourth Street between Mission and Howard Streets; Yerba Buena Center. (Resolution No. 133-94)

Action taken: \_\_\_\_\_

- (h) **Public Hearing to hear all persons interested in a Sublease for the development of a cafe and office space in the Pier 38 Bulkhead Building; Rincon Point-South Beach**

Authorizing Development and Occupancy Sublease with Pier 40 Coffee Roastery, Inc., for the lease and of space within the southern portion of the Pier 38 Bulkhead Building for the development and operation of a cafe and office space; Rincon Point-South Beach. (Resolution No. 134-94)

Action taken: \_\_\_\_\_

- (i) Authorizing a Loan Agreement for \$1,000,000 under the Housing Opportunities for Persons with AIDS Program (HOPWA) with Mission Housing Development Corp. to build thirty units of new family housing to be located at 1010 South Van Ness Avenue. (Resolution No. 135-94)

Action taken: \_\_\_\_\_



**Item (j) will not be heard before 6 p.m.:**

- (j) Authorizing a Grant Agreement with Mercy Charities Housing California, Inc. in the amount of \$916,245.00 for the acquisition and rehabilitation of Residential Facility at 6324 Geary Blvd., as part of the Tax-Exempt Citywide Tax Increment Housing Program. (Resolution No. 136-94)

**Action taken:** \_\_\_\_\_

- (k) Workshop presentation of the Master Plan for Building Improvements and new buildings for Sacred Heart Cathedral Preparatory, located on the south side of Ellis Street between Franklin and Gough Streets and the north side of Ellis Street between Gough and Octavia Street; Western Addition A-2.
- (l) Workshop presentation of developers' responses to the RFP for Parcel 3763-A located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.

4. Matters not appearing on Agenda

5. Report of the President

6. Report of the Executive Director

(a) Discussions with Mission District regarding Redevelopment efforts.

(b) Responses to Request for Proposals for Security Patrol Services at South Beach Harbor and Park

7. Commissioners' Questions and Matters

8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

9. Closed Session

- (1) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790.

10. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED**

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: AUGUST 2, 1994  
4:00 P.M.

## A G E N D A

DOCUMENTS DEPT.

AUG 1 1994

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1. Recognition of a Quorum
2. Matters of Unfinished Business

- (a) Authorizing a Contract with The Alfred Williams Consultancy in the amount of \$75,000 to provide Liaison Consultant Services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard. (Resolution No. 119-94)

Action taken: \_\_\_\_\_

3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Minutes - Regular Meeting; June 21 & 28, 1994
  - (b) Authorizing the Executive Director to travel to Baltimore, Maryland October 23 - 26, 1994, to attend the NAHRO National Conference and Exhibition. (Resolution No. 137-94)
  - (c) *Void*
  - (d) Authorizing David Madway to travel to Washington, D.C. on August 5, 1994 to testify at a U.S. Defense Department hearing on new implementing rules for Base Realignment and Closure. (Resolution No. 138-94)
  - (e) Authorizing Alan Loving, Development Specialist, to travel to Charleston, S.C., to attend the 1994 Annual Convention of the National Association of Installation Developers, August 14-16, 1994 in an amount not to exceed \$2,000; Office of Base Conversion. (Resolution No. 139-94)

OVER

- (f) Authorizing a Second Amendment to the Sedway & Associates Personal Services Contract to augment the approved Budget by \$11,338 to reflect the additional costs of preparing two separate Strategic Plans for Bayview Hunters Point and Visitacion Valley and for preparing a second Enterprise Community Application. (Resolution No. 140-94)
- (g) Authorizing a Personal Services Contract with Wes Willoughby. (Resolution No. 141-94)
- (h) Authorizing an Eighth Amendment to the Personal Services Contract with the Ella Hill Hutch Community Center (EHHCC) to provide employment development services in an amount not to exceed \$44,333 for the period August 1, 1994 through September 30, 1994; Western Addition A-2. (Resolution No. 142-94)
- (i) Authorizing a Sixth Amendment to the Personal Services Contract with Urban Economic Development Corporation for Technical Assistance Services in an amount not to exceed \$31,666 for the period August 1, 1994 through September 30, 1994; Western Addition A-2, India Basin and Hunters Point Redevelopment Project Areas. (Resolution No. 143-94)
- (j) Authorizing a Sixth Amendment to the Personal Services Contract with Young Community Developers, Inc. to provide employment development assistance in the amount not to exceed \$33,333 for the period August 1, 1994 through September 30, 1994; Hunters Point, India Basin and other Redevelopment Project Areas. (Resolution No. 144-94)
- (k) Authorizing a Sixth Amendment to the Personal Services Contract with Mission Hiring Hall, Inc. to provide employment development assistance services in an amount not to exceed \$36,667 for the period August 1, 1994 through September 30, 1994; South of Market, Yerba Buena Center and other Redevelopment Project Areas. (Resolution No. 145-94)
- (l) Authorizing a Fourth Amendment to the Contract with the South of Market Foundation in an amount not to exceed \$28,334 for the period August 1, 1994 through September 30, 1994; South of Market Redevelopment Project Area. (Resolution No. 146-94)
- (m) Authorizing a Third Amendment to the Personal Services Contract with the Women's Initiative for Self Employment (WISE) for Technical Assistance Services in an amount not to exceed \$5,528 for the period August 1, 1994 through September 30, 1994; Western Addition A-2, India Basin and Hunters Point Redevelopment Project Areas. (Resolution No. 147-94)
- (n) Authorizing a Third Amendment to the Personal Services Contract with San Francisco Renaissance (SFR) for Technical Assistance Services in an amount not to exceed \$5,250 for the period August 1, 1994 through September 30, 1994; Western Addition A-2, India Basin, Hunters Point and South of Market Redevelopment Project Areas. (Resolution No. 148-94)

**Action taken:** \_\_\_\_\_

## **REGULAR AGENDA**

- (o) Authorization to apply to the Federal Emergency Management Agency for funds for the Seismic Retrofitting and repair of 678 Mission Street (California Historical Society); Yerba Buena Center. (Resolution No. 149-94)

**Action taken:** \_\_\_\_\_



- (p) Authorizing a Second Amendment to the Architectural Agreement with LDA Architects increasing the amount payable by \$290,000 and making related changes; Yerba Buena Center. (Resolution No. 150-94)

**Action taken:** \_\_\_\_\_

- (q) Authorizing an Agreement for the purchase of a Historic Carousel from Wooden Horse, Inc. of New Mexico for installation on CB-3; Yerba Buena Center. (Resolution No. 151-94)

**Action taken:** \_\_\_\_\_

- (r) Authorizing a Funding Commitment for \$600,000 under the Housing Opportunities for Persons with AIDS Program (HOPWA) with Chemical Awareness & Treatment Services, Inc., to renovate a warehouse located at 1049 Howard Street for Supportive Housing for Multi-Diagnosed Homeless Women. (Resolution No. 152-94)

**Action taken:** \_\_\_\_\_

- (s) Authorizing a Funding Commitment for \$74,300 under the Housing Opportunities for Persons with AIDS Program (HOPWA) with Dolores Street Community Center, to complete the acquisition and rehabilitation of a ten unit residential care facility, located at 220 Dolores Street, for persons disabled by HIV who require a high level of care. (Resolution No. 153-94)

**Action taken:** \_\_\_\_\_

- (t) Authorizing a Funding Commitment for \$745,900 under the Housing Opportunities for Persons with AIDS Program (HOPWA) with Walden House, Inc., to acquire and rehabilitate 102 Guerrero Street to provide 12 beds of supportive housing for Multi-Diagnosed persons with HIV/AIDS. (Resolution No. 154-94)

**Action taken:** \_\_\_\_\_

- (u) Authorizing a Funding Commitment for \$707,217 under the Housing Opportunities for Persons with AIDS Program (HOPWA) with Baker Places Residential Treatment Services, Inc., to acquire and renovate 1761-1763-1765 Page Street to provide 11 beds of supportive housing for Multi-Diagnosed persons with HIV/AIDS. (Resolution No. 155-94)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda

5. Report of the President

- (a) Meeting with Mayor Jordan, July 28, 1994

6. Report of the Executive Director:
  - (a) Summary of the Western Addition Plan Amendment
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session:
  - (a) Pursuant to Government Code Section 54957 on personnel with respect to the following positions: Deputy Executive Directors and Project Managers.
10. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY.**

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## TENTATIVE AGENDA

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NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

NO MEETING AUGUST 9, 1994

THE NEXT REGULAR MEETING WILL BE HELD AUGUST 16, 1994

\*\*\*\*\*  
prepared and mailed August 3, 1994



# San Francisco Redevelopment Agency

## NOTICE OF PUBLIC MEETING ON ACCESSIBILITY

A public hearing has been scheduled for Tuesday, August 16, 1994 at the Redevelopment Agency's regular Commission meeting to seek public comment on the draft Americans with Disabilities Act (ADA) Transition Plan for the Agency's public areas at 770 Golden Gate Avenue and at the South Beach Harbor. The meeting will be held beginning at 4:00 p. m. at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The ADA Transition Plan outlines structural modifications proposed to be made to the Agency's facilities by October 1, 1995. All interested persons are encouraged to attend.

Please be advised of the following:

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting. Late requests will be honored if possible.
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5. There is accessible parking available for the meeting for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street between Turk Street and Golden Gate Avenue) or the Agency's staff/visitor parking lot off Elm Street, reachable from Franklin Street between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

Copies of the draft Transition Plan are available from the Agency's Administrative Services Officer (address below) or by calling (415) 749-2401. To make this request using a TDD, call the California Telephone Relay Service at 1-800-735-2929.

Comments may be submitted in writing prior to the meeting to: Administrative Services Officer, San Francisco Redevelopment Agency, 770 Golden Gate Avenue, San Francisco, CA 94102-3120. FAX: (415) 749-2565

# SAN FRANCISCO REDEVELOPMENT AGENCY

700 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: AUGUST 16, 1994  
4:00 P.M.

## TENTATIVE AGENDA

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NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Report on the Hunters Point Shipyard Land Use Planning Consultant Selection Process.
- 2) Authorizing an Amendment to the Personal Services Contract with Simon Martin-Vegue Winkelstein Moris in the amount of \$120,000 for planning communication consultant services for the Hunters Point Shipyard.
- 3) Awarding Contract IID South Beach Park, Phase I, to Bauman Landscape, Inc. for the construction of improvements near the south end of the Embarcadero adjacent to South Beach Harbor, in an amount not to exceed \$2,623,926.50; Rincon Point-South Beach.
- 4) Awarding Market Street Fence Contract to J.M. Construction for the construction of a structural steel and wood fence on Market Street along the frontage of the CB-1 parcel, in an amount not to exceed \$43,000; Yerba Buena Center.
- 5) Authorizing a Personal Services Contract in an amount not to exceed \$57,000 with King Security Services, Inc. for patrol services at South Beach Harbor and Park; Rincon Point-South Beach..
- 6) Amending Resolution No. 100-92 to add/revise certain classifications in connection with the reorganization of the Agency.
- 7) Approval of a Grant Agreement for \$25,000 to the Yerba Buena Gardens Marketing Alliance for Marketing Services for the Project; Yerba Buena Center.
- 8) Authorizing the expenditure of \$55,600 for the first annual option to renew services under the three year Personal Services Contract with KMPG Peat Marwick and its Joint Venture Partner William's Adley & Company, for the audit of the Agency's Financial Records.
- 9) Public Hearing and approving an Americans with Disabilities Act (ADA) Transition Plan for Agency facilities.

- 10) Presentation of Final Report on Mid-Embarcadero Open Space Plan by Office of CAO.
- 11) Presentation on Tenderloin Neighborhood Strategic Plan from San Francisco's Enterprise Community Application.
- 12) Public Hearing to hear all persons interested in a proposed Redevelopment Plan Amendment for the Western Addition Redevelopment Project Area A-2.
- 13) Approving the Addendum to the Report on the Redevelopment Plan Amendment for the Western Addition Redevelopment Project Area A-2 and authorizing transmittal to the Board of Supervisors for its information.
- 14) Approving the proposed Redevelopment Plan Amendment for the Western Addition Redevelopment Project Area A-2 and authorizing transmittal to the Board of Supervisors for its consideration.
- 15) Recognition of the South Bayshore CDC as the Citizen participation organization for the survey efforts in the South Bayshore Community.
- 16) Resolution to request the Board of Supervisors to designate a survey area for the South Bayshore.
- 17) Authorizing a Budget amendment from the Board of Supervisors to allow for the addition of two HOPWA-funded Assistant Development Specialists to the Agency's Fiscal Year 1994-1995 budget.
- 18) Authorizing approval of a \$1,502,785 grant to Mercy Charities Housing for the purpose of acquiring and renovating the Richmond Hills Family Center, an emergency shelter for homeless families, located at 6324 Geary Boulevard, as part of the Citywide Tax Increment Housing Program.
- 19) Authorizing a \$114,620 increase in an acquisition and rehabilitation grant to Travelers' Aid Society in connection with the development of supportive housing for 111 Page Street, as part of the Citywide Tax Increment Housing Program.
- 20) Approval of Agreement with Center for the Arts for Yerba Buena Gardens programming and event management and approval of 1994-95 Budget not to exceed \$200,000; Yerba Buena Center.
- 21) Authorizing a personal services contract in an amount not to exceed \$55,000 with the Planning Association for Divisadero Street (PADS) to enable PADS to serve as the fiscal agent for The Western Addition Society, sponsor of the Second Annual Victorian Celebration of the Season from November 25, 1994 through December 31, 1994; Western Addition A-2.
- 22) Authorizing the reallocation of an amount not to exceed \$800,000 from the Western Addition A-2 Economic Development Fund's Business Loan Program to establish a master leasing program for the lower Fillmore Commercial Corridor.
- 23) Authorizing a Personal Services Contract with the Arms Control Research Center for an amount not to exceed \$10,000 to develop a Business Plan for the Bay Area Ship Recycling Complex; Hunters Point Shipyard Survey Area.

- 4) Authorizing a Personal Services Contract with the Arms Control Research Center for an amount not to exceed \$10,000 for development of a Community Contracting and Employment Review Board; Hunters Point Shipyard Survey Area.
- 5) Director's Report:
- (a) Discussion of the advantages and disadvantages of Agency ownership of affordable housing assets when primary funding source is tax increment funds.
- 6) Closed session:
- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (i) bounded by Brannan and Embarcadero, Rincon Point-South Beach with Delancey Street Foundation.
    - (ii) portion of the block bounded by 10th, 11th, Market and Mission Streets with Bank of America NTSA.

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Prepared and Mailed August 10, 1994



# San Francisco Redevelopment Agency

## NOTICE OF PUBLIC MEETING ON ACCESSIBILITY

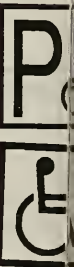
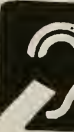
A public hearing has been scheduled for Tuesday, August 16, 1994 at the Redevelopment Agency's regular Commission meeting to seek public comment on the draft Americans with Disabilities Act (ADA) Transition Plan for the Agency's public areas at 770 Golden Gate Avenue and at the South Beach Harbor. The meeting will be held beginning at 4:00 p. m. at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The ADA Transition Plan outlines structural modifications proposed to be made to the Agency's facilities by October 1, 1995. All interested persons are encouraged to attend.

Please be advised of the following:

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Copies of the draft Transition Plan are available from the Agency's Administrative Services Officer (address below) or by calling (415) 749-2401. To make this request using a TDD, call the California Telephone Relay Service at 1-800-735-2929.

Comments may be submitted in writing prior to the meeting to: Administrative Services Officer, San Francisco Redevelopment Agency, 770 Golden Gate Avenue, San Francisco, CA 94102-3120. FAX: (415) 749-2565





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: AUGUST 16, 1994  
4:00 P.M.

## A G E N D A

DOCUMENTS DEPT.

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1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Report on the Hunters Point Shipyard Land Use Planning Consultant Selection Process.
  - (b) Authorizing an Amendment to the Personal Services Contract with Simon Martin-Vegue Winkelstein Moris in the amount of \$120,000 for planning communication consultant services for the Hunters Point Shipyard. (Resolution No. 118-94)

Action taken: \_\_\_\_\_

3. Matters of New Business

### CONSENT AGENDA

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- (a) Regular Minutes: May 17 and July 12, 1994
- (b) Awarding Contract II-D South Beach Park, Phase 1 to Bauman Landscaping, Inc. for the construction of improvements near the south end of the Embarcadero adjacent to South Beach Harbor, in an amount not to exceed \$2,623,926.50; Rincon Point-South Beach. (Resolution No. 156-94)
- (c) Awarding Market Street Fence Contract to J.M. Construction for the construction of a structural steel and wood fence on Market Street along the frontage of the CB-1 parcel, in an amount not to exceed \$43,000; Yerba Buena Center. (Resolution No. 157-94)
- (d) Authorizing a Personal Services Contract with King Security Services, Inc. in an amount not to exceed \$57,000 to provide security guard services for the South Beach Harbor and South Beach Park Phase I; Rincon Point-South Beach.. (Resolution No. 158-94)

- (e) Amending Resolution No. 100-92 to add certain classifications in connection with the reorganization of the Agency. (Resolution No. 159-94)
- (f) Authorizing a Grant Agreement for \$25,000 with the Yerba Buena Gardens Marketing Alliance; Yerba Buena Center. (Resolution No. 160-94)
- (g) Authorizing the expenditure of \$55,600 for the first annual option to renew services under the three year Personal Services Contract with KMPG Peat Marwick and its Joint Venture Partner Williams Adley & Company, for the audit of the Agency's Financial Records. (Resolution No. 161-94)
- (h) Authorizing a Budget Amendment from the Board of Supervisors adding two Assistant Development Specialist positions to be funded by and for the Federal Housing Opportunities for Persons with AIDS Program. (Resolution No. 162-94)

Action taken: \_\_\_\_\_

### **REGULAR AGENDA**

- (i) Presentation of Final Report on Mid-Embarcadero Open Space Plan by Office of CAO.
- (j) Presentation on Tenderloin Neighborhood Strategic Plan from San Francisco's Enterprise Community Application.
- (k) **Public Hearing to hear all persons interested in the Americans with Disabilities Act (ADA) Transition Plan; 770 Golden Gate and the South Beach Harbor**

Approving an Americans with Disabilities Act (ADA) Transition Plan for 770 Golden Gate Avenue and South Beach Harbor. (Resolution No. 163-94)

Action taken: \_\_\_\_\_

- (l) & (m) **Public Hearing to hear all persons interested in a proposed Redevelopment Plan Amendment for the Western Addition Redevelopment Project Area A-2.**
- (l) Approving the Addendum to the Report on the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2 and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 164-94)

Action taken: \_\_\_\_\_

- (m) Approving the proposed Redevelopment Plan Amendment for the Western Addition Redevelopment Project Area A-2 and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 165-94)

Action taken: \_\_\_\_\_

- (n) Authorizing a Grant Agreement with Mercy Charities Housing California, Inc. in the amount of \$1,502,785 for the acquisition and rehabilitation of residential facility at 6324 Geary Boulevard, as part of the Tax-Exempt Citywide Tax Increment Housing Program. (Resolution No. 166-94)

Action taken: \_\_\_\_\_

- (o) Authorizing a Grant Amendment with Travelers' Aid Society of San Francisco, in the amount of \$114,620 for the development of 111 Page Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 167-94)

Action taken: \_\_\_\_\_

- (p) Authorizing a Programming Agreement for Yerba Buena Gardens with the Center for the Arts and Approving the 1994-95 Budget not to exceed \$200,000; Yerba Buena Center. (Resolution No. 168-94)

Action taken: \_\_\_\_\_

- (q) Authorizing a Personal Services Contract in an amount not to exceed \$55,000 with the Planning Association for the Divisadero Street (PADS) to enable PADS to serve as the fiscal agent for The Western Addition Society, to sponsor the Second Annual Victorian "Celebration of the Season" from November 25, 1994 through January 1, 1995; Western Addition A-2. (Resolution No. 169-94)

Action taken: \_\_\_\_\_

- (r) Amending the Western Addition Economic Development Implementation Program and allocating an amount not to exceed \$800,000 to establish a master leasing program for the lower Fillmore Commercial Corridor; Western Addition A-2. (Resolution No. 170-94)

Action taken: \_\_\_\_\_

- (s) Authorizing a Personal Services Contract in an amount not to exceed \$10,000 with the Agape Foundation to enable the Foundation to serve as the Fiscal Agent for the Arms Control Research Center, to provide business plan development services necessary to establish the Bay Area Ship Recycling Complex (BASRC); Hunters Point Shipyard Redevelopment Survey Area. (Resolution No. 171-94)

Action taken: \_\_\_\_\_

- (t) Authorizing a Personal Services Contract in an amount not to exceed \$10,000 with the Agape Foundation to enable the Foundation to serve as the Fiscal Agent for the Arms Control Research Center, for the development of a model community contracting and employment review board (CCERB) to provide local community participation in the award of Toxic Remediation Contracts at closing military bases to assure local contractors a fair share of subcontracting opportunities and local residents a fair share of job opportunities; Hunters Point Shipyard Redevelopment Survey Area. (Resolution No. 172-94)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Report of the President:
  - (a) Observations of Chicago, Detroit and Boston
6. Report of the Executive Director:
  - (a) Discussion of the advantages and disadvantages of Agency ownership of affordable housing assets when primary funding source is tax increment funds.
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (i) bounded by Brannan and Embarcadero, Rincon Point-South Beach with Delancey Street Foundation.
    - (ii) portion of the block bounded by 10th, 11th, Market and Mission Streets with Bank of America NTSA.
  - (b) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate litigation is Mutual of New York as owner of Yerba Buena West, Yerba Buena Center.
10. Adjournment

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY.**

**REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED**

# San Francisco Redevelopment Agency

## NOTICE OF PUBLIC MEETING ON ACCESSIBILITY

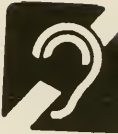
A public hearing has been scheduled for Tuesday, August 16, 1994 at the Redevelopment Agency's regular Commission meeting to seek public comment on the draft Americans with Disabilities Act (ADA) Transition Plan for the Agency's public areas at 770 Golden Gate Avenue and at the South Beach Harbor. The meeting will be held beginning at 4:00 p. m. at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The ADA Transition Plan outlines structural modifications proposed to be made to the Agency's facilities by October 1, 1995. All interested persons are encouraged to attend.

Please be advised of the following:

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting. Late requests will be honored if possible.
2. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hot line at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The closest accessible BART station is the Civic Center stop. Accessible Muni lines serving this location are 31 Balboa and 42 Downtown Loop. For information about Muni accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street between Turk Street and Golden Gate Avenue) or the Agency's staff/visitor parking lot off Elm Street, reachable from Franklin Street between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

Copies of the draft Transition Plan are available from the Agency's Administrative Services Officer (address below) or by calling (415) 749-2401. To make this request using a TDD, call the California Telephone Relay Service at 1-800-735-2929.

Comments may be submitted in writing prior to the meeting to: Administrative Services Officer, San Francisco Redevelopment Agency, 770 Golden Gate Avenue, San Francisco, CA 94102-3120. FAX: (415) 749-2565







# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## TENTATIVE AGENDA

DOCUMENTS DEPT.  
AUG 19 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

NO MEETING AUGUST 23, 1994

THE NEXT REGULAR MEETING WILL BE HELD AUGUST 30, 1994

\*\*\*\*\*  
Prepared and mailed August 17, 1994

# **SAN FRANCISCO REDEVELOPMENT AGENCY**

## **ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
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3  
8/30/94  
**SAN FRANCISCO REDEVELOPMENT AGENCY**

GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

AUG 25 1994

DATE: August 30, 1994  
4:00 P.M.

SAN FRANCISCO  
PUBLIC LIBRARY

**TENTATIVE AGENDA**

3: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

Awarding Contract IID South Beach Park, Phase I, to Bauman Landscaping, Inc. for the construction of improvements near the south end of the Embarcadero adjacent to South Beach Harbor, in an amount not to exceed \$2,623,926.50; Rincon Point-South Beach. (Continued from August 16, 1994).

Authorization to amend Resolution No. 240-91, which authorized the issuance of the 1992 General Obligations Notes, to allow the transfer of \$145,000 from the Cost of Issuance Fund to the Redevelopment Fund.

Presentation on Bayview/Hunters Point Neighborhood Strategic Plan from San Francisco's Enterprise Community Application.

Approving a resolution recommending to the Board of Supervisors designation of much of the South Bayshore Community Plan area as a Survey Area for the purpose of establishing a Redevelopment Project Area.

Recognition of South Bayshore Community Development Corporation as the Citizen Participation Organization for the survey efforts in the South Bayshore Community Plan area.

Authorizing rejection of all responses to Request for Proposals to develop the Agency-owned Keith Street Parcel (Site X); Hunters Point.

Consideration of Thro Down Industries loan issue.

**ITEMS 8 THROUGH 13 WILL NOT BE HEARD BEFORE 5:00 P.M.**

Authorizing negotiation of Construction Management Contract with for the Children's Place; Yerba Buena Center.

Authorizing a Grant Agreement for \$100,000 with the Children's Place; Yerba Buena Center.

- 10) Authorizing change orders to the construction contract with Stolte, a Division of PCL, for work performed on behalf of the Moscone Convention Center totaling \$315,000, which amount is to be reimbursed to the Agency by the Office of the Chief Administrative Officer; Yerba Buena Center.
- 11) Authorizing a Program Administration Agreement with the San Francisco Housing Authority in connection with the HOPWA Rental Assistance Program.
- 12) Authorizing a \$257,125 Grant Amendment with Progress Foundation in connection with the acquisition and rehabilitation of 212-214 Ashbury Street for use as transitional housing for mentally disabled and dependents as part of the Citywide Tax Increment Housing Program.
- 13) Request to designate Transbay Terminal Area as a Redevelopment Survey Area.
- 14) Closed Sessions:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at 770 Golden Gate Avenue and the entity the Agency may negotiate with is the San Francisco Employees Credit Union.
  - (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located in the block bounded by Steuart, Spear and Folsom Streets in Rincon Point-South Beach and the entity the Agency may negotiate with is the GAP.
  - (c) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate litigation is Patrick Media regarding Site F-1 in Rincon Point-South Beach.

\*\*\*\*\*  
Prepared and mailed August 24, 1994



# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 30, 1994  
4:00 P.M.

DOCUMENTS DEPT.

AUG 29 1994

SAN FRANCISCO  
PUBLIC LIBRARY

## AGENDA

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER CARD" PRIOR TO COMMENCEMENT OF THE ITEM YOU WISH TO SPEAK ON AND SUBMIT IT TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.**

1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Awarding Contract IID South Beach Park, Phase I, to Bauman Landscaping, Inc. for the construction of improvements near the south end of the Embarcadero adjacent to South Beach Harbor, in an amount not to exceed \$2,623,926.50; Rincon Point-South Beach. (Resolution No. 156-94). (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED).

Action taken: \_\_\_\_\_

3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting, July 26, 1994.
- (b) Authorization to amend Resolution No. 240-91, which authorized the issuance of the 1992 General Obligation Notes, to allow the transfer of \$145,000 from the Cost of Issuance Fund to the Redevelopment Fund. (Resolution No. 173-94).

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) Presentation on Bayview Hunters Point Neighborhood Strategic Plan from San Francisco's Enterprise Community Application.

- (d) Approving a resolution recommending to the Board of Supervisors designation of a Survey Area in the South Bayshore Community. (Resolution No. 174-94)

Action taken: \_\_\_\_\_

- (e) Recognition of South Bayshore Community Development Corporation (SBCDC) as the Citizen Participation Organization for the survey area planning efforts in the South Bayshore Community Plan Area and authorizing a Personal Services Contract in the amount of \$400,000 for survey efforts in the South Bayshore Community Plan Area. (Resolution No. 175-94)

Action taken: \_\_\_\_\_

- (f) Rejecting all responses to the Request for Qualifications issued for the development of the Keith Street Parcel located on the south side of Keith Street at Hudson Avenue; Hunters Point. (Resolution No. 176-94)

Action taken: \_\_\_\_\_

- (g) Review of Thro Down Industries loan application to the Bayview Hunters Point Loan Program for a \$200,000 working capital loan.

**ITEMS (h) THROUGH (l) WILL NOT BE HEARD BEFORE 5:00 P.M.**

- (h) Authorizing negotiations with Turner Construction Company for Construction Management Services for the Children's Center on Central Block 3 (CB-3); Yerba Buena Center. (Resolution No. 177-94)

Action taken: \_\_\_\_\_

- (i) Authorizing a Grant Agreement for \$100,000 with the Yerba Buena Gardens Children's Place; Yerba Buena Center. (Resolution No. 178-94)

Action taken: \_\_\_\_\_

- (j) Authorizing change orders to the construction contract with Stolte, a Division of PCL, for work performed on behalf of the Moscone Convention Center totaling \$315,000, which amount is to be reimbursed to the Agency by the Office of the Chief Administrative Officer; Yerba Buena Center. (Resolution No. 179-94)

Action taken: \_\_\_\_\_

- (k) Authorizing a Rental Assistance Program Administration Agreement with the Housing Authority of the City and County of San Francisco in connection with the Housing Opportunities for Persons with AIDS (HOPWA) Program. (Resolution No. 180-94)

Action taken: \_\_\_\_\_

- (l) Authorizing a Grant Amendment to Progress Foundation in the amount of \$257,125 for the development of 212-214 Ashbury Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 181-94)

Action taken: \_\_\_\_\_

4. Matters not appearing on Agenda
5. Report of the President
6. Report of the Executive Director
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Sessions:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
    - (i) 770 Golden Gate Avenue with the San Francisco Employees Credit Union.
    - (ii) block bounded by Steuart, Spear and Folsom Streets in Rincon Point-South Beach with the GAP.
  - (b) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate ligation is Patrick Media regarding Site F-1 in Rincon Point-South Beach.
10. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 6, 1994  
4:00 P.M.

## TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD AT 149-2457

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SEP - 2 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

NO MEETING ON SEPTEMBER 6, 1994

THE NEXT REGULAR MEETING WILL BE HELD SEPTEMBER 13, 1994

\*\*\*\*\*  
Prepared and mailed August 31, 1994

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.






# San Francisco Redevelopment Agency

## NOTICE OF CONTINUED PUBLIC MEETING ON ACCESSIBILITY

6, 9/13, 9/27/94  
The public hearing scheduled for Tuesday, August 16, 1994 and rescheduled for September 13, 1994 to seek public comment on the draft Americans with Disabilities Act (ADA) Transition Plan for the Agency's public areas at 770 Golden Gate Avenue and at the South Beach Harbor has again been continued until September 27, 1994. The continued meeting will be held at the Redevelopment Agency's regular Commission meeting beginning at 4:00 p. m. at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The ADA Transition Plan outlines structural modifications proposed to be made to the Agency's facilities by October 1, 1995. All interested persons are encouraged to attend.

Please be advised of the following:

- 
1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting. Late requests will be honored if possible.
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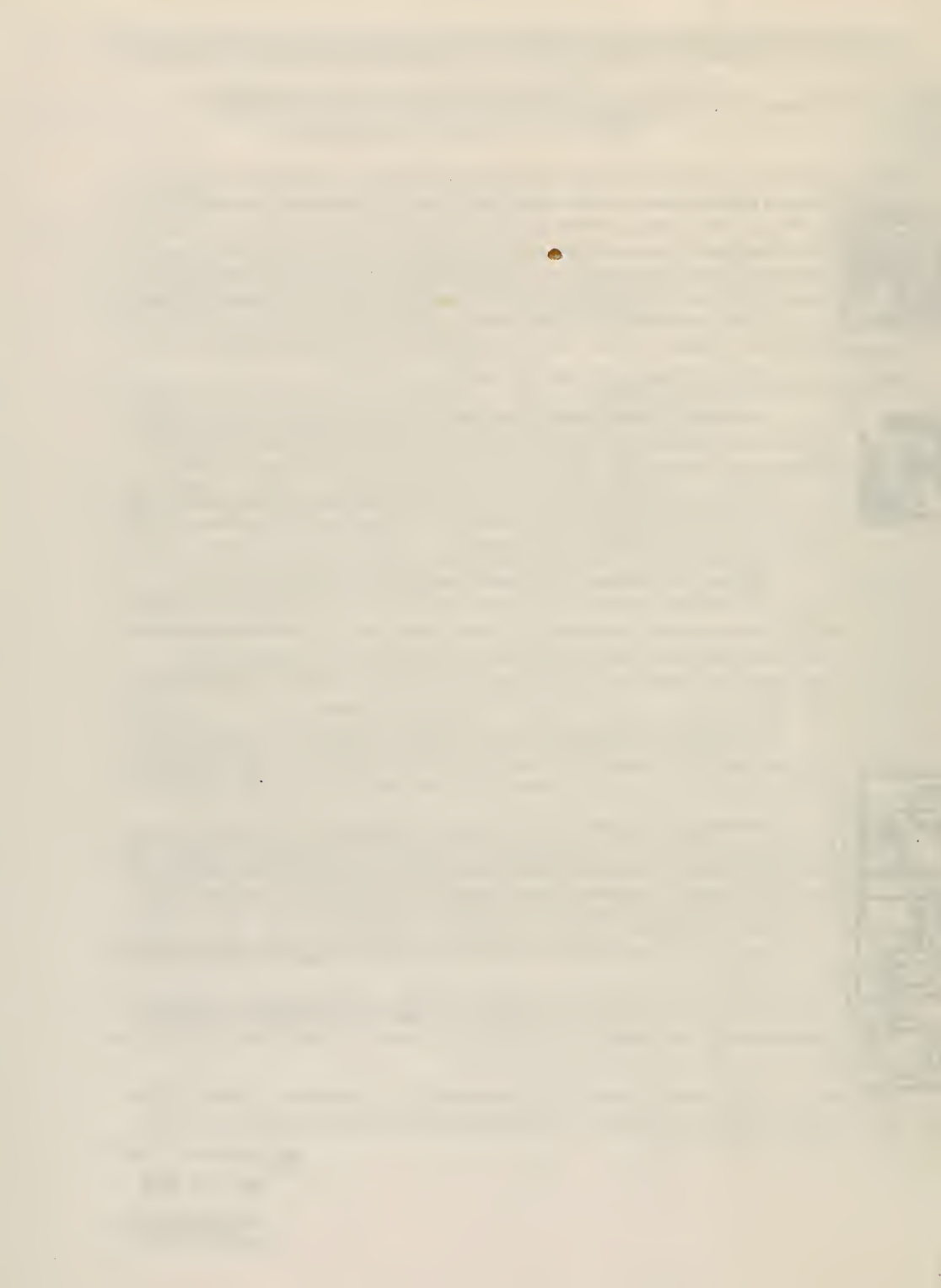
Copies of the draft Transition Plan are available from the Agency's Administrative Services Officer (address below) or by calling (415) 749-2401. To make this request using a TDD, call the California Telephone Relay Service at 1-800-735-2929.

Comments may be submitted in writing prior to the meeting to: Administrative Services Officer, San Francisco Redevelopment Agency, 770 Golden Gate Avenue, San Francisco, CA 94102-3120. FAX: (415) 749-2565

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SEP 12 1994

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# SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
SECOND FLOOR COMMISSION BOARD ROOM

SEP - 9 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

DATE: September 13, 1994  
4:00 P.M.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Awarding Contract IID South Beach Park, Phase I, to Bauman Landscaping, Inc. for the construction of improvements near the end of the Embarcadero adjacent to South Beach Harbor, in an amount not to exceed \$2,623,926.50; Rincon Point-South Beach. (Continued from August 30, 1994)
- 2) Authorizing the issuance of a Request for Proposals to provide tenant-based rental housing assistance services in connection with the Housing Opportunities for Persons with AIDS (HOPWA) Program.
- 3) Authorization to request the Board of Supervisors to designate the Rincon Hill/Transbay Terminal Neighborhood as a Redevelopment Survey Area.
- 4) Authorization to request the Board of Supervisors to designate Church and Market Streets as a Redevelopment Survey Area for a Gay and Lesbian Community Center.

CASE NOTE: ITEMS 5 and 6 WILL NOT BE HEARD BEFORE 5:00 P.M.

- 5) Presentation of the recommendation for the Mayor's Citizen Task Force on the Central Freeway; Western Addition A-2.
- 6) Presentation on the South of Market Neighborhood Strategic Plan from San Francisco's Enterprise Community Application; South of Market.
- 7) Director's Report:
  - (a) Report on North of Market Planning Coalition's request for Tenderloin Economic Development.
  - (b) Status Report on funding security, operations and maintenance for Central Block 2 (CB-2) and Central Block 3 (CB-3) Agency owned property; Yerba Buena Center.
- 8) Closed Session:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are:
    - (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT. DATE: September 13, 1994  
4:00 P.M.

SEP - 9 1994

SAN FRANCISCO  
PUBLIC LIBRARY

## AGENDA

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1. Recognition of a Quorum
2. Matters of Unfinished Business
  - (a) Awarding Contract II-D South Beach Park, Phase I, to Bauman Landscaping, Inc. for the construction of improvements near the south end of the Embarcadero adjacent to South Beach Harbor, in an amount not to exceed \$2,623,926.50; Rincon Point-South Beach.  
(Resolution No. 156-94)

Action taken: \_\_\_\_\_

3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Minutes - Regular Meeting: August 2, 1994  
Closed Session: May 31, June 24, June 28, 1994
- (b) Authorizing the issuance of a Request for Proposals for an amount not to exceed \$200,000 for providing tenant-based rental housing assistance services to HIV-Disabled persons in connection with the Housing Opportunities for Persons with AIDS (HOPWA) Program.  
(Resolution No. 183-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) Authorizing staff to propose Legislation to the Board of Supervisors declaring a survey area in the vicinity of the Transbay Terminal. (Resolution No. 184-94)

Action taken: \_\_\_\_\_

over

- (d) Authorizing staff to propose legislation to the Board of Supervisors to designate the Northwest corner of Market and Church Streets a Redevelopment Survey Area. (Resolution No. 185-94)

**Action taken:** \_\_\_\_\_

**PLEASE NOTE: ITEMS (e) and (f) WILL NOT BE HEARD BEFORE 5:00 P.M.**

- (e) Presentation of the recommendation for the Mayor's Citizen Task Force on the Central Freeway; Western Addition A-2.
- (f) Presentation on the South of Market Neighborhood Strategic Plan from San Francisco's Enterprise Community Application; South of Market.
4. Matters not appearing on Agenda
5. Report of the President
6. Report of the Executive Director:
- (a) Report on North of Market Planning Coalition's request for Tenderloin Economic Development.
- (b) Status Report on funding security, operations and maintenance for Central Block 2 (CB-2) and Central Block 3 (CB-3) Agency owned property; Yerba Buena Center.
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session:
- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are:
- (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
- (b) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate litigation is Andrew L. Solow.
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 20, 1994  
4:00 P.M.

DOCUMENTS DEPT.

SEP 19 1994

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## TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD, AT 749-2457.

NO MEETING ON SEPTEMBER 20, 1994

THE NEXT REGULAR MEETING WILL BE HELD SEPTEMBER 27, 1994

\*\*\*\*\*  
Prepared and mailed September 14, 1994



# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: SEPTEMBER 27, 1994  
4:00 P.M.

DOCUMENTS DEPT.

SEP 23 1994

SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Public Hearing and approving an ADA Transition Plan for 770 Golden Gate Avenue and for South Beach Harbor.
- 2) Authorizing Staff to propose Legislation to the Board of Supervisors to designate the northwest corner of Market and Church Streets a Redevelopment Survey Area.
- 3) Authorizing the issuance of a Request For Proposals for an amount not to exceed \$400,000 for providing tenant-based rental housing assistance services to HIV-Disabled persons in connection with the Housing Opportunities for Persons with AIDS Program.
- 4) Approving the appointments of Richard T. Kono as Deputy Executive Director, Development and Robert T. Gamble as Deputy Executive Director, Finance and Project Development.
- 5) Authorizing amendments to the Personnel Policy to incorporate certain changes negotiated with Agency Bargaining Units.
- 6) Authorizing parity in employer contributions to the Public Employees Retirement System among various employee groups.
- 7) Authorization to advertise a Contract for the demolition and Site Clearance of the building located at the southeast corner of Laguna and Bush Streets (1899 Bush); Western Addition A-2.
- 8) Authorizing an Amendment to a Personal Services Contract with Chris Harris for an amount not to exceed \$12,000 for services performed under the HOPWA Program.
- 9) (a) Public Hearing and Granting a Variance from the Bulk requirements in the Western Addition A-2 Redevelopment Plan for the proposed one story addition to the existing LaSalle Building at Sacred Heart Preparatory, located on the north side of Eddy Street between Franklin and Gough Streets; Western Addition A-2.

OVER

- (b) Authorizing an Owner Participation Agreement with the Roman Catholic Welfare Corporation of San Francisco in connection with Lots 1, 14 and 16, located in the block bounded by Ellis, Franklin, Eddy and Gough Streets; Western Addition A-2.
- 10) Presentation on the Mission Neighborhood Strategic Plan/San Francisco's Enterprise Community Application.
- 11) Authorizing a Loan Agreement with Mission Neighborhood Centers for \$250,000 from the 24th Street Revitalization Program's Community Development Investment Fund ("CDIF") in matching funds for its purchase of 3001-21 24th Street..
- 12) Approving revised administrative procedures for implementation of City Business Loan Programs.
- 13) Authorizing a personal services contracts with Neighborhood Economic Development Organizations (NEDO's) for FY1994-95 Business Development Services.
- 14) Authorizing a personal services contracts with Neighborhood Economic Development Organizations for FY1994-95 Employment Development Services.
- 15) Director's Report:
  - (a) Fourth Quarter Report on activities of Neighborhood Economic Development Organizations NEDO's.
  - (b) Report on Financing of CB-3.
- 16) Closed Session:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are:
    - (i) Northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie.
    - (ii) Bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.







# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: SEPTEMBER 27, 1994  
4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER CARD" PRIOR TO COMMENCEMENT OF THE ITEM YOU WISH TO SPEAK ON AND SUBMIT IT TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

DOCUMENTS DEPT.

SEP 26 1994

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1. Recognition of a Quorum

2. Matters of Unfinished Business

- (a) Awarding Contract IID South Beach Park, Phase I, to Bauman Landscaping, Inc. for the construction of improvements near the south end of the Embarcadero adjacent to South Beach Harbor, in an amount not to exceed \$2,623,926.50; Rincon Point-South Beach. (Resolution No. 156-94)  
(Staff will recommend this item be withdrawn)

Action taken: \_\_\_\_\_

- (b) Authorizing Staff to propose Legislation to the Board of Supervisors to designate the northwest corner of Market and Church Streets a Redevelopment Survey Area. (Resolution No. 185-94)  
(Staff will recommend this item be withdrawn)

Action taken: \_\_\_\_\_

- (c) **Public Hearing to hear all persons interested in an ADA  
Transition Plan for 770 Golden Gate Avenue and for South  
Beach Harbor.**

Approving an ADA Transition Plan for 770 Golden Gate Avenue and for South Beach Harbor.  
(Resolution No. 163-94)

Action taken: \_\_\_\_\_

- (d) Authorizing the issuance of a Request For Proposals for an amount not to exceed \$370,000 for providing tenant-based rental housing assistance services in connection with the Housing Opportunities for Persons with AIDS Program. (Resolution No. 183-94)

Action taken: \_\_\_\_\_

OVER

### 3. Matters of New Business

#### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting, August 16, 1994; Closed Session Meetings, July 12 and 26, August 2, 16 and 30, 1994.
- (b) Approving the appointments of Richard T. Kono as Deputy Executive Director, Development and Robert T. Gamble as Deputy Executive Director, Finance and Project Development. (Resolution No. 187-94)
- (c) Revising certain provisions of the Agency's Personnel Policy (All Project Areas). (Resolution No. 188-94)
- (d) Authorizing parity in the Agency's contributions to the Public Employees Retirement System among all employee groups. (Resolution No. 189-94)
- (e) Authorizing a First Amendment to the Personal Services Contract with Chris Harris increasing the funding for an amount not to exceed \$12,000 for services performed under the HOPWA Program. (Resolution No. 190-94)
- (f) Authorization to advertise a Contract for the Demolition and Site Clearance of the building located at the southeast corner of Laguna and Bush Streets (1899 Bush Street); Western Addition A-2. (Resolution No. 191-94)
- (g) Authorizing the Executive Director to attend the American Planning Association Cal-Chapter in San Diego, California October 20 - 24, 1994 at a cost not to exceed \$700.00. (Resolution No. 192-94)
- (h) Authorizing a Ninth Amendment to the Personal Services Contract with the Ella Hill Hutch Community Center (EHHCC) to provide employment development services in an amount not to exceed \$22,166 for the period October 1, 1994 through October 31, 1994; Western Addition A-2. (Resolution No. 197-94)
- (i) Authorizing a Seventh Amendment to the Personal Services Contract with Urban Economic Development Corporation for Technical Assistance Services in an amount not to exceed \$15,833 for the period October 1, 1994 through October 31, 1994; Western Addition A-2, India Basin and Hunters Point Redevelopment Project Areas. (Resolution No. 198-94)
- (j) Authorizing a Seventh Amendment to the Personal Services Contract with Young Community Developers, Inc. to provide employment development assistance in the amount not to exceed \$16,666 for the period October 1, 1994 through October 31, 1994; Hunters Point, India Basin and other Redevelopment Project Areas. (Resolution No. 199-94)

- (k) Authorizing a Seventh Amendment to the Personal Services Contract with Mission Hiring Hall, Inc. to provide employment development assistance services in an amount not to exceed \$18,333 for the period October 1, 1994 through October 31, 1994; South of Market, Yerba Buena Center and other Redevelopment Project Areas. (Resolution No. 200-94)
- (l) Authorizing a Fifth Amendment to the Contract with the South of Market Foundation in an amount not to exceed \$14,167 for the period October 1, 1994 through October 31, 1994; South of Market Redevelopment Project Area. (Resolution No. 201-94)
- (m) Authorizing a Fourth Amendment to the Personal Services Contract with the Women's Initiative for Self Employment (WISE) for Technical Assistance Services in an amount not to exceed \$2,764 for the period October 1, 1994 through October 31, 1994; Western Addition A-2, India Basin and Hunters Point Redevelopment Project Areas. (Resolution No. 202-94)
- (n) Authorizing a Fourth Amendment to the Personal Services Contract with San Francisco Renaissance (SFR) for Technical Assistance Services in an amount not to exceed \$2,625 for the period October 1, 1994 through October 31, 1994; Western Addition A-2, India Basin, Hunters Point and South of Market Redevelopment Project Areas. (Resolution No. 203-94)

**Action taken:** \_\_\_\_\_

## **REGULAR AGENDA**

- (o) **Public Hearing to hear all persons interested in a Variance for the proposed one-story addition to the existing LaSalle Building located on the north side of Eddy Street between Franklin and Gough Streets; Western Addition A-2.**

Granting a Variance from the Bulk requirements in the Western Addition A-2 Redevelopment Plan for the proposed one story addition to the existing LaSalle Building at Sacred Heart Cathedral Preparatory, located on the north side of Eddy Street between Franklin and Gough Streets; Western Addition A-2. (Resolution No. 193-94)

**Action taken:** \_\_\_\_\_

- (p) Authorizing an Owner Participation Agreement with the Roman Catholic Welfare Corporation, for the modification of and addition to Sacred Heart Cathedral Preparatory School located in the block bounded by Ellis, Franklin, Eddy and Gough Streets; Western Addition A-2. (Resolution No. 194-94)

**Action taken:** \_\_\_\_\_

- (q) Presentation on the Mission Neighborhood Strategic Plan/San Francisco's Enterprise Community Application.
- (r) Authorizing a Loan Agreement with Mission Neighborhood Centers for \$250,000 in matching funds towards its acquisition of 3001-21 24th Street and 3-5 Balmy Alley; 24th Street Revitalization Program. (Resolution No. 195-94)

**Action taken:** \_\_\_\_\_

- (s) Endorsing the implementation of revised administrative procedures for San Francisco's Business Loan Programs Administered by the San Francisco Redevelopment Agency.  
(Resolution No. 196-94)

**Action taken:** \_\_\_\_\_

- 4. Matters not appearing on Agenda
- 5. Report of the President
- 6. Report of the Executive Director
  - (a) Fourth Quarter Report on activities of Neighborhood Economic Development Organizations (NEDO's).
  - (b) Status of Contracts on Community Based Organizations
  - (c) Report on Financing of CB-3.
- 7. Commissioners' Questions and Matters
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 9. Closed Session
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are:
    - (i) Northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie.
    - (ii) Bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
    - (iii) Near the south end of the Embarcadero adjacent to South Beach Harbor, Rincon Point-South Beach, with the GAP.
  - (b) Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director.
- 10. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

700 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 4, 1994  
4:00 P.M.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

Workshop on the Basic Concept Design (BCD), the GAP Headquarters Development Parcels C-1 and C-2, bounded by the right of way of the recently removed Embarcadero Freeway and Steuart, Folsom and Spear Streets; Rincon Point-South Beach.

### Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
  - (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
  - (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie.

\*\*\*\*\*  
Prepared and mailed September 28, 1994

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SEP 30 1994  
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# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: OCTOBER 4, 1994  
4:00 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER CARD" PRIOR TO COMMENCEMENT OF THE ITEM YOU WISH TO SPEAK ON AND SUBMIT IT TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

### REGULAR AGENDA

- (a) Workshop on the Basic Concept Design (BCD), the GAP Headquarters Development Parcels C-1 and C-2, bounded by the right of way of the recently removed Embarcadero Freeway and Steuart, Folsom and Spear Streets; Rincon Point-South Beach.
4. Matters not appearing on Agenda
5. Report of the President:
  - (a) Board of Supervisors action on the WA-A2 Plan Amendment
6. Report of the Executive Director
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
    - (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie.
10. Adjournment

DOCUMENTS DEPT.

OCT 3 1994

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## SAN FRANCISCO REDEVELOPMENT AGENCY

### ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

12/11/94  
GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
3RD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

OCT 12 1994

DATE: October 11, 1994  
4:00 P.M.

SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorization to execute a Letter Agreement in the amount of \$30,000 between the San Francisco Redevelopment Agency and the San Francisco Film Commission to market the Hunters Point Shipyard and Treasure Island.
- 2) Authorizing a Third Amendment to the Personal Services Contract with Ira Nowinski, Photographer, for Photographic Services which increases the amount payable under the contract by \$11,100 to a total amount of \$30,600 for the South of Market Earthquake Recovery Redevelopment Project.
- 3) Authorizing a Contract in an amount not to exceed \$45,000 to the South of Market Problem Solving Council to carry out activities related to their function as the Citizens Advisory Committee for the South of Market Earthquake Recovery Redevelopment Project Area.
- 4) Authorizing a \$23,233 Amendment to a predevelopment loan with Housing Development and Neighborhood Preservation Corporation to pay for a low-income housing tax credit performance deposit in connection with the development of affordable housing on Agency-owned land at 7th and Natoma Streets; South of Market Earthquake Recovery Redevelopment Project Area.
- 5) Conditionally authorizing a \$1,240,500 grant funding commitment and a \$335,000 predevelopment loan increase, along with changes in loan repayment terms, to Housing Development and Neighborhood Preservation Corporation in connection with the development of affordable homeownership units at 101 Valencia Street, as part of the Citywide Tax Increment Housing Program.
- 6) Authorizing an Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation to provide additional funds not to exceed \$50,000 to cover predevelopment expenses associated with the development of Site DD-2, located on the south side of Hudson Avenue at Whitney Young Circle; Hunters Point.
- 7) Authorization to enter into a Personal Services Contract in the amount of \$45,000 for an administrative assistant to the Mayor's Treasure Island Citizens Reuse Committee.
- 8) Authorizing Exclusive Negotiations with the San Francisco Ballet Association and Yerba Buena Retail Partners, Ltd. (general partners are Millennium Partners, Inc. and WDG Ventures, Inc.) for an Interim Use Development on the Central Block 1 Office Site located on the southerly side of Market Street between 3rd and 4th Streets; Yerba Buena Center.

OVER

- 9) Authorizing exclusive negotiations for the development of Parcel 3763-A located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.
- 10) Directors Report:
- (a) North of Market Planning Coalition's request for Tenderloin Economic Development (Paint Cadillac Hotel)
- 11) Closed Session:
- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
- (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
- (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie.
- (iii) interim use of Central Block 1 Office Site on Market Street between 3rd and 4th Streets, Yerba Buena Center, with the San Francisco Ballet Association and the Yerba Buena Retail Partners Ltd., (Millennium Partners, Inc. and WDG Ventures, Inc.)

\*\*\*\*\*  
Prepared and mailed October 6, 1994

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: OCTOBER 11, 1994  
4:00 P.M.

## AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER CARD" PRIOR TO COMMENCEMENT OF THE ITEM YOU WISH TO SPEAK ON AND SUBMIT IT TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

OCT 11 1994

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### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Minutes - Regular Meeting: August 30, September 13, 1994
- (b) Authorization an Agreement with the San Francisco Film and Video Arts Commission in the amount of \$30,000 for marketing services for Treasure Island and the Hunters Point Naval Shipyard. (Resolution No. 197-94)
- (c) Authorization of Transportation Expenses for Commissioner Cynthia Choy Ong and Executive Director Clifford W. Graves to travel to Seoul, South Korea November 1 - 5, 1994 at a cost not to exceed \$3,000. (Resolution No. 198-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (d) Authorizing a Third Amendment to the Personal Services Contract with Ira Nowinski, Photographer, for Photographic Services, which increases the amount payable under the contract by \$11,100 to a total amount of \$30,600 for the South of Market Earthquake Recovery Redevelopment Project. (Resolution No. 199-94)

Action taken: \_\_\_\_\_



- (e) Authorizing a Contract in an amount not to exceed \$45,000 to the South of Market Problem Solving Council to carry out activities related to their function as the Citizens Advisory Committee for the South of Market Earthquake Recovery Redevelopment Project Area. **(Resolution No. 200-94)**

**Action taken:** \_\_\_\_\_

- (f) Authorizing an Amendment to a Predevelopment Loan with Housing Development and Neighborhood Preservation Corporation to pay for a \$23,233 low-income housing tax credit performance deposit and extend the loan repayment date in connection with the development of affordable housing on Agency-owned land at 7th and Natoma Streets; South of Market Earthquake Recovery Redevelopment Project Area. **(Resolution No. 201-94)**

**Action taken:** \_\_\_\_\_

- (g) Authorizing a \$383,000 increase in a Predevelopment Loan, including an extension in the loan repayment date, with Housing Development and Neighborhood Preservation Corporation, and authorizing a Grant Agreement in the amount of \$1,251,122 for the development of 101 Valencia Street, as part of the Citywide Tax Increment Housing Program. **(Resolution No. 202-94)**

**Action taken:** \_\_\_\_\_

- (h) Authorizing an Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation to provide additional funds not to exceed \$50,000 to cover predevelopment expenses associated with the development of Site DD-2, located on the south side of Hudson Avenue at Whitney Young Circle; Hunters Point. **(Resolution No. 203-94)**

**Action taken:** \_\_\_\_\_

- (i) Authorization a Personal Services Contract with Laurie H. Glass in the amount of \$45,000 to provide Liaison Consultant Services for the Mayor's Treasure Island Citizens Reuse Committee; Treasure Island. **(Resolution No. 204-94)**

**Action taken:** \_\_\_\_\_

- (j) Authorizing Exclusive Negotiations with the San Francisco Ballet Association and Yerba Buena Retail Partners, L.P. for Interim Use of the CB-1 Office Site which is located on the southerly side of Market Street between Third and Fourth; Yerba Buena Center. **(Resolution No. 205-94)**

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda

5. Report of the President

6. Report of the Executive Director

- (a) North of Market Planning Coalition's request for Tenderloin Economic Development (Paint Cadillac Hotel)

7. Commissioners' Questions and Matters

8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

9. Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
  - (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
  - (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie.
  - (iii) interim use of Central Block 1 Office Site on Market Street between 3rd and 4th Streets, Yerba Buena Center, with the San Francisco Ballet Association and the Yerba Buena Retail Partners Ltd., (Millennium Partners, Inc. and WDG Ventures, Inc.)

10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

OCT 14 1994

DATE: OCTOBER 18, 1994  
4:00 P.M.

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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Presentation on Bayview Hunters Point Neighborhood Strategic Plan from San Francisco's Enterprise Community Application.
- 2) Public Hearing to hear all persons interested in a proposed Redevelopment Plan Amendment for the **Embarcadero-Lower Market (Golden Gateway)** Redevelopment Project Area.
  - (1) Approving the Addendum to the Report on the Redevelopment Plan Amendment for the Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its information.
  - (2) Approving the proposed Redevelopment Plan Amendment for the Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its consideration.
- 3) Public Hearing to hear all persons interested in a proposed Redevelopment Plan Amendment for the **Hunters Point** Redevelopment Project Area.
  - (1) Approving the Addendum to the Report on the Redevelopment Plan Amendment for the Hunters Point Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its information.
  - (2) Approving the proposed Redevelopment Plan Amendment for the Hunters Point Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its consideration.
- 4) Public Hearing to hear all persons interested in a proposed Redevelopment Plan Amendment for the **India Basin Industrial Park** Redevelopment Project Area.
  - (1) Approving the Addendum to the Report on the Redevelopment Plan Amendment for the India Basin Industrial Park Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its information.

OVER

- (2) Approving the proposed Redevelopment Plan Amendment for India Basin Industrial Park Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its consideration.
- 5) Public Hearing to hear all persons interested in a proposed Redevelopment Plan Amendment for the **Rincon Point-South Beach** Redevelopment Project Area.
  - (1) Approving the Addendum to the Report on the Redevelopment Plan Amendment for the Rincon Point-South Beach Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its information.
  - (2) Approving the proposed Redevelopment Plan Amendment for Rincon Point-South Beach Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its consideration.
- 6) Public Hearing to hear all persons interested in a proposed Redevelopment Plan Amendment for the **South of Market Earthquake Recovery** Redevelopment Project Area.
  - (1) Approving the Addendum to the Report on the Redevelopment Plan Amendment for the South of Market Earthquake Recovery Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its information.
  - (2) Approving the proposed Redevelopment Plan Amendment South of Market Earthquake Recovery Redevelopment Project Area and authorizing transmittal to the Board of Supervisors for its consideration.
- 7) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are:
  - (a) bounded by Stuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.



# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: OCTOBER 18, 1994  
4:06 P.M.

## A G E N D A

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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OCT 17 1994

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### REGULAR AGENDA

**(a) Public Hearing to hear all persons interested in a proposed  
Redevelopment Plan Amendment for the Embarcadero-Lower  
Market (Golden Gateway) Redevelopment Project Area.**

- (1) Approving the Addendum to the Report on the Redevelopment Plan for the Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area, and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 208-94)

**Action taken:** \_\_\_\_\_

- (2) Approving the proposed Redevelopment Plan Amendment for the Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area, and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 209-94)

**Action taken:** \_\_\_\_\_

**(b) Public Hearing to hear all persons interested in a proposed  
Redevelopment Plan Amendment for the Hunters Point  
Redevelopment Project Area.**

- (1) Approving the Addendum to the Report on the Redevelopment Plan for the Hunters Point Redevelopment Project Area, and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 210-94)

**Action taken:** \_\_\_\_\_

OVER

- (2) Approving the proposed Redevelopment Plan Amendment for the Hunters Point Redevelopment Project Area, and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 211-94)

**Action taken:** \_\_\_\_\_

(c) **Public Hearing to hear all persons interested in a proposed Redevelopment Plan Amendment\* for the India Basin Industrial Park Redevelopment Project Area.**

- (1) Approving the Addendum to the Report on the Redevelopment Plan for the India Basin Industrial Park Redevelopment Project Area, and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 212-94)

**Action taken:** \_\_\_\_\_

- (2) Approving the proposed Redevelopment Plan Amendment for the India Basin Industrial Park Redevelopment Project Area, and authorizing transmittal to the Board Supervisors of the City and County of San Francisco. (Resolution No. 213-94)

**Action taken:** \_\_\_\_\_

(d) **Public Hearing to hear all persons interested in a proposed Redevelopment Plan Amendment for the Rincon Point-South Beach Redevelopment Project Area.**

- (1) Approving the Addendum to the Report on the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area, and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 214-94)

**Action taken:** \_\_\_\_\_

- (2) Approving the proposed Redevelopment Plan Amendment for the Rincon Point-South Beach Redevelopment Project Area and authorizing transmittal to the Board Supervisors of the City and County of San Francisco. (Resolution No. 215-94)

**Action taken:** \_\_\_\_\_

(e) **Public Hearing to hear all persons interested in a proposed Redevelopment Plan Amendment for the South of Market Earthquake Recovery Redevelopment Project Area.**

- (1) Approving the Addendum to the Report on the Redevelopment Plan for the South of Market Earthquake Recovery Redevelopment Project Area, and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 216-94)

**Action taken:** \_\_\_\_\_

- (2) Approving the proposed Redevelopment Plan Amendment for the South of Market Earthquake Recovery Redevelopment Project Area, and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 217-94)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Report of the President
6. Report of the Executive Director
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are:
    - (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
    - (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie.
10. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: OCTOBER 25, 1994  
4:00 P.M.

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OCT 24 1994

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## TENTATIVE AGENDA

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- 1) Authorization of Personal Services Contracts with Neighborhood Economic Development Organizations (NEDO's) for FY1994-95 Business Development Services.
- 2) Authorization of Personal Services Contracts with Neighborhood Economic Development Organizations for FY1994-95 Employment Development Services.
- 3) Public Hearing authorizing the Assignment of a Land Disposition Agreement with Summit Partners to Stoney Hill Summit Partners and the Amendment of that Agreement for the development of Site EE-2 located on the southwest corner of Hudson Avenue at Whitney Young Circle; Hunters Point.
- 4) Director's Report: Commissioner's request that meetings be held in the communities.
- 5) Closed Session:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
    - (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie.

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: OCTOBER 25, 1994  
TIME: 4:00 P.M.

## A G E N D A

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1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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OCT 21 1994

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### CONSENT AGENDA

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- (a) Approval of Minutes: Regular Meeting - October 4, 1994; Closed Session - October 4, 1994
- (b) Authorizing payment of premiums to **Rollins Hudig Hall** in the amount of \$30,755 for renewal of South Beach Harbor Property Insurance Coverage. (Resolution No. 218-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) **Public Hearing to hear all persons interested in a Land Disposition Agreement for the parcel located on the northwest corner of Hudson Avenue and Whitney Young Circle; Hunters Point**

Authorizing the Assignment of a Land Disposition Agreement with **Summit Partners to Stony Hill Summit Partners** for the development of Site EE-2 located on the northwest corner of Hudson Avenue and Whitney Young Circle; Hunters Point Redevelopment Project Area. (Resolution No. 219-94)

Action taken: \_\_\_\_\_

OVER



- (d) Authorizing the Amendment of a Land Disposition Agreement with **Stoney Hill Summit Partners** for the development of Site EE-2 located on the northwest corner of Hudson Avenue and Whitney Young Circle; Hunters Point. (Resolution No. 220-94)

**Action taken:** \_\_\_\_\_

- (e) Authorizing a Contract with the **South of Market Foundation** in an amount not to exceed \$150,683 for Business Development Services for the period November 1, 1994 through June 30, 1995; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 221-94)

**Action taken:** \_\_\_\_\_

- (f) Authorizing a Contract with the **Urban Economic Development Corporation** in an amount not to exceed \$126,667 for Business Development Services for the period November 1, 1994 through June 30, 1995; Western Addition A-2, Hunters Point and India Basin Industrial Park Redevelopment Project Areas. (Resolution No. 222-94)

**Action taken:** \_\_\_\_\_

- (g) Authorizing a Contract with **Ella Hill Hutch Community Center** in an amount not to exceed \$210,393 for Employment Development Services for the period November 1, 1994 through June 30, 1995; Western Addition A-2 Redevelopment Project Area. (Resolution No. 223-94)

**Action taken:** \_\_\_\_\_

- (h) Authorizing a Contract with **Young Community Developers, Inc.** in an amount not to exceed \$159,433 for Employment Development Services for the period November 1, 1994 through June 30, 1995; Hunters Point Redevelopment Project Area. (Resolution No. 224-94)

**Action taken:** \_\_\_\_\_

- (i) Authorizing a Contract with **Mission Hiring Hall's South of Market Employment Center** in an amount not to exceed \$174,506 for Employment Development Services for the period November 1, 1994 through June 30, 1995; South of Market, and Yerba Buena Redevelopment Project Areas. (Resolution No. 225-94)

**Action taken:** \_\_\_\_\_

- (j) Authorizing a Contract with the **San Francisco Renaissance** in an amount not to exceed \$28,000 for the period November 1, 1994 through June 30, 1995 for Entrepreneurial Training Services; Hunters Point, South of Market, and Western Addition A-2 Redevelopment Project Areas. (Resolution No. 226-94)

**Action taken:** \_\_\_\_\_



- (k) Authorizing a Contract with the **Women's Initiative for Self Employment** in an amount not to exceed \$16,000 for Entrepreneurial Training Services for the period November 1, 1994 through June 30, 1995; Hunters Point and Western Addition A-2 Redevelopment Project Areas.  
(Resolution No. 227-94)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda
5. Report of the President:
  - (a) Center for the Arts' First Anniversary Celebration
  - (b) Upcoming Mayor's Meeting
6. Report of the Executive Director:
  - (a) Commissioner's request that meetings be held in the communities.
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
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10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

OCT 31 1994

SAN FRANCISCO  
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DATE: ~~NOVEMBER 1, 1994~~  
TIME: 4:00 P.M.

## TENTATIVE AGENDA

**NOTE:** THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Rent Credit with Delancey Street Foundation for Site J, bounded by Brannan Street, The Embarcadero and First Streets, which would provide temporary rent relief up to \$133,300 retroactive for the lease year beginning July 1, 1994; Rincon Point-South Beach.
- 2) Authorizing a Construction Management Contract in the amount of \$2,551,000 with the Turner Construction Company for Construction Management Services for the construction of the Children's Center Buildings and Garden on Central Block Three; Yerba Buena Center.
- 3) Authorizing a \$180,000 predevelopment loan with Mercy Charities in connection with the acquisition and development of the Rose Hotel, located at 125-6th Street, for affordable housing; South of Market.
- 4) Authorizing a \$60,000 First Amendment to the Personal Services Contract with Mallas and Foote for design services to complete installation of a more extensive security system for the Esplanade; Yerba Buena Center.
- 5) Authorizing a First Amendment to the Agreement for Professional Services which increases the amount payable by \$32,200 hereunder with Terry A. Hayes Associates; South of Market.
- 6) Approving "Designation of Applicant's Agent Resolution" (Office of Emergency Services Form 130); All Redevelopment Project Areas.
- 7) Conditionally authorizing Exclusive Negotiations with Future Perfect, Inc., for the development of Site X located on the South side of Keith Street at Hudson Avenue; Hunters Point.
- 8) Closed Session:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:

OVER

- (i) bounded by Cleuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
  - (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie.
  - (iii) San Francisco Naval Shipyard with the United States Navy.
- 

**PLEASE NOTE:**

**THE NEXT SCHEDULED AGENCY COMMISSION MEETING  
WILL BE HELD ON MONDAY, NOVEMBER 7, 1994, 4 PM. THERE  
WILL BE NO COMMISSION MEETING ON ELECTION DAY,  
TUESDAY, NOVEMBER 8, 1994.**

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# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: NOVEMBER 1, 1994  
TIME: 4:00 P.M.

## AGENDA

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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OCT 28 1994

### CONSENT AGENDA

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ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes; Regular Meeting - September 27, 1994, October 11, 1994
- (b) Authorizing a \$60,000 First Amendment to the Personal Services Contract with **Mallas and Foote** for design services to complete installation of a more extensive security system for the Esplanade; Yerba Buena Center. (Resolution No. 228-94)
- (c) Authorizing a First Amendment to the Agreement for Professional Services which increases the amount payable by \$32,200 and expands the scope of services with **Terry A. Hayes Associates** in connection with the preparation of an environmental impact report for the South of Market Earthquake Recovery Redevelopment Project Area.. (Resolution No. 229-94)
- (d) Approving "**Designation of Applicant's Agent Resolution**" (Office of Emergency Services Form 130); All Redevelopment Project Areas. (Resolution No. 230-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (e) Authorizing a \$133,300 Rent Credit for one year for **Delancey Street Foundation** at Development Site J. bounded by Brannan Street, Delancey Street and The Embarcadero Roadway; Rincon Point-South Beach. (Resolution No. 231-94)

Action taken: \_\_\_\_\_

OVER

- (f) Authorizing a Construction Management Contract with **Turner Construction Company** for Construction Management Services for the Children's Center on Central Block Three (CB-3); Yerba Buena Center. (Resolution No. 232-94)

**Action taken:** \_\_\_\_\_

- (g) Authorizing a Predevelopment Grant Agreement with **Mercy/Charities Housing California**, to pay for \$180,000 in costs associated with the proposed acquisition and rehabilitation of affordable housing at the Rose Hotel located at 125 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 233-94)

**Action taken:** \_\_\_\_\_

- (h) Authorizing Exclusive Negotiations with **Future Perfect, Inc.**, for the development of Site X located on the south side of Keith Street at Hudson Avenue; Hunters Point.  
(Resolution No. 234-94)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda

5. Report of the President:

- (a) Meeting with Mayor Jordan, October 28, 1994

6. Report of the Executive Director:

- (a) Meetings in the Community  
(b) Security Contract, Center for the Arts

7. Commissioners' Questions and Matters

8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

9. Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
- (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP.
  - (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie.
  - (iii) San Francisco Naval Shipyard with the United States Navy.

10. Adjournment

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**PLEASE NOTE: THE NEXT SCHEDULED AGENCY COMMISSION MEETING WILL BE HELD ON MONDAY, NOVEMBER 7, 1994, 4 PM. THERE WILL BE NO COMMISSION MEETING ON ELECTION DAY, TUESDAY, NOVEMBER 8, 1994**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

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70 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

NOV 3 1994

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DATE: NOVEMBER 7, 1994  
TIME: 2:00 P.M.

## TENTATIVE AGENDA

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- 1) Final approval of the Personal Services Contract with the proposed **South Bayshore CDC**; Proposed South Bayshore Survey Area.
- 2) Authorizing a First Amendment to the Personal Services Contract with the **Women's Initiative for Self Employment (WISE)** for Entrepreneurial Development Services in an amount not to exceed \$4,488 for the period November 1, 1994 through June 30, 1995; Western Addition A-2 and Hunters Point.
- 3) Authorizing the approval of a \$311,732 HOPWA supportive services contract with **Dolores Street Community Center** in connection with the operation of the Richard T. Cohen Residence located at 220 Dolores Street.
- 4) Presentations of Rental Housing Assistance proposals by Catholic Charities and Lutheran Social Services in connection with the **HOPWA Rental Assistance Program**.
- 5) **Presentation of plan for mergers and schedule** for new potential project areas.
- 6) Authorizing **Exclusive Negotiations** for the development of **Parcel 3763-A** located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.
- 7) Authorizing **Exclusive Negotiations** with **Yerba Buena Retail Partners** for the development of retail parcels on Central Block 1, including certain retail parcels in the Marriott Hotel; Yerba Buena Center.

**PLEASE NOTE THAT THE COMMISSION**  
**MEETING OF MONDAY, NOVEMBER 7, 1994**  
**WILL START AT 2:00 P.M.**

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

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- (c) Presentations of Rental Housing Assistance proposals by **Catholic Charities and Lutheran Social Services** in connection with the HOPWA Rental Assistance Program.
- (d) Authorizing Exclusive Negotiations with **Yerba Buena Retail Partners, L.P.**, for the lease and development of the CB-1 Market Street Connector, located within and to the east of the Marriott Hotel between Market Street and Mission Street; Yerba Buena Center.  
(Resolution No. 238-94)

**Action taken:** \_\_\_\_\_

- (e) Authorizing Exclusive Negotiations with **AMB Properties**, a limited partnership which is to be formed and will include Thomas Rocca, Larry Stone, Luis Belmonte, Douglas Abbey, T. Robert Burke and Hamid Moghadam, as general or limited partners, for the purchase and development of the parcel located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 239-94)

**Action taken:** \_\_\_\_\_

- 4. Matters not appearing on Agenda
- 5. Report of the President
- 6. Report of the Executive Director:
  - (a) Draft plan for mergers and schedule for new potential project areas
- 7. Commissioners' Questions and Matters
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 9. Closed Session:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (i) northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie.
- 10. Adjournment

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**PLEASE NOTE THAT THE COMMISSION MEETING OF  
MONDAY, NOVEMBER 7, 1994 WILL START AT 2:00 P.M.  
DUE TO ELECTION DAY, TUESDAY, NOVEMBER 8, 1994 THERE WILL BE  
NO COMMISSION MEETING  
THE NEXT SCHEDULED COMMISSION MEETING WILL BE TUESDAY,  
NOVEMBER 15, 1994**

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 7, 1994  
TIME: 2:00 P.M.

## AGENDA

**PLEASE NOTE:** SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

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1. Recognition of a Quorum

2. Matters of Unfinished Business

- (a) Final approval of a Personal Services Contract with the **South Bayshore Community Development Corporation** in the amount of \$400,000 for survey and planning efforts in the South Bayshore Community Plan Area. (Resolution No. 235-94)

Action taken: \_\_\_\_\_

3. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Personal Services Contract with the **Women's Initiative for Self Employment (WISE)** for Entrepreneurial Development Services in an amount not to exceed \$4,488 for the period November 1, 1994 through June 30, 1995; Western Addition A-2, and Hunters Point. (Resolution No. 236-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (b) Authorizing a Housing Opportunities for Persons with AIDS Supportive Service Agreement in the amount of \$311,732 with **Dolores Street Community Services** in connection with the HOPE Housing Program's Richard M. Cohen Residence at 220 Dolores Street. (Resolution No. 237-94)

Action taken: \_\_\_\_\_

OVER

# SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT

NOV 10 1994

SAN FRANCISCO  
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DATE: NOVEMBER 15, 1994  
TIME: 4:00 P.M.

## TENTATIVE AGENDA

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- 1) Public Hearing and granting a variance to the **Rincon Point Development Company, LLC** for the development of Site F-1, located at the southwest corner of Delancey and Bryant Streets, modifying the area coverage permitted for the proposed housing and neighborhood supporting commercial office project; Rincon Point-South Beach.
- 2) Conditionally approving the **schematic design drawings** for the proposed development of **Site F-1**, located at the southwest corner of Delancey and Bryant Streets, for a housing and neighborhood supporting commercial office project; Rincon Point-South Beach.
- 3) Public Hearing and authorizing an Agreement for Disposition of Land for Private Development with **Rincon Point Development Company, LLC**, with respect to the purchase and development of Site F-1, located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach.
- 4) Authorizing an Amendment to the Land Disposition and Development Agreement with **Yerba Buena Retail Partners, L.P.**, regarding the CB-2 Entertainment/Retail Site on the easterly side of Fourth Street between Mission and Howard Streets and modifying the schedule of performance; Yerba Buena Center.
- 5) Authorizing an Amendment to the Land Disposition Agreement with **Haas and Haynie Corporation**, for the purchase and development of the parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
- 6) Public Hearing and authorizing a Deed and other Conveyance Instruments in connection with the sale of the Morgan Heights Property at 126 Jerrold Avenue to **Ave' Marie Moore**.
- 7) Authorizing the issuance of a **\$6 Million Notice of Funding** availability for acquisition, construction and rehabilitation in connection with the **HOPWA program**.
- 8) Approving an Amendment to the Personal Services Contract with **Simon Martin-Vegue Winkelstein Moris**; Hunters Point Shipyard.
- 9) Presentation on **Bayview Hunters Point Neighborhood Strategic Plan** from San Francisco's Enterprise Community Application.

OVER

10) **Closed Sessions:**

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
  - (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the **GAP**.

11) **Report of the Executive Director:**

- (a) Discussion of Bonds for the Children's Place, Yerba Buena Center.

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Prepared and mailed November 8, 1994

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: NOVEMBER 15, 1994  
TIME: 4:00 P.M.

## AGENDA

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1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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### CONSENT AGENDA

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- (a) Approval of Minutes: Regular Meetings, October 18 and 25, 1994
- (b) Authorizing the issuance of a **Notice of Funding** availability for an amount not to exceed \$7,039,571 in connection with the **Housing Opportunities for Persons with AIDS (HOPWA) program.** (Resolution No. 240-94)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) Presentation on **Bayview Hunters Point Neighborhood Strategic Plan** from San Francisco's Enterprise Community Application.
- (d) **Public Hearing to hear all persons interested in a variance for the development of Site F-1, located at the southwesterly corner of Delancey and Bryant Streets; Rincon Point-South Beach**

Granting a Variance to the **Schematic Design Drawings** for **Site F-1**, Housing and Neighborhood Supporting Commercial Office Project; Rincon Point-South Beach. (Resolution No. 241-94)

Action taken: \_\_\_\_\_

- (e) Conditionally approving the **schematic design drawings** for **Site F-1**, located at the southwesterly corner of Delancey and Bryant Streets, housing and neighborhood supporting commercial office project; Rincon Point-South Beach. (Resolution No. 242-94)

**Action taken:** \_\_\_\_\_

- (f) **Public Hearing to hear all persons interested in Land Disposition Agreement for the development of Site F-1, located at the southwesterly corner of Delancey and Bryant Streets; Rincon Point-South Beach**

Authorizing an Agreement for Disposition of Land for Private Development with **Rincon Point Development Company, LLC**, with respect to the purchase and development of Site F-1, located at the southwesterly corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 243-94)

**Action taken:** \_\_\_\_\_

- (g) **Public Hearing to hear all persons interested in the sale of 126 Jerrold Avenue; Morgan Heights**

Authorizing the sale of the Morgan Heights Property at 126 Jerrold Avenue to **Ave' Maria Moore** for \$165,000. (Resolution No. 244-94)

**Action taken:** \_\_\_\_\_

- (h) Authorizing a First Amendment to the Land Disposition and Development Agreement (LDA) with **Yerba Buena Retail Partners, L.P.**, regarding the revision of the Schedule of Performance of said LDA, in connection with the CB-2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets; Yerba Buena Center. (Resolution No. 245-94)

**Action taken:** \_\_\_\_\_

- (i) Authorizing a First Amendment which modifies certain terms of and revises the schedule of performance to the Agreement for Disposition of Land for Private Development with **Haas and Haynie Corporation**, for the purchase and development of the parcel located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 246-94)

**Action taken:** \_\_\_\_\_

4. Matters not appearing on Agenda

5. Report of the President:

- (i) Quarterly Report before the Board of Supervisors' Government Efficiency Committee on November 15 at 1:00 p.m.
- (ii) Transbay Survey Area before the Board of Supervisors' Housing and Land Use Committee on November 17 at 10:00 a.m.

6. Report of the Executive Director:
  - (a) Discussion of Bonds for the Children's Place, Yerba Buena Center
  - (b) Draft plan for mergers and schedule for new potential project areas
7. Commissioners' Questions and Matters
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Session:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the **GAP**.
10. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY



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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: NOVEMBER 22, 1994  
TIME: 4:00 P.M.

DOCUMENTS DEPT.

NOV 17 1994

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## TENTATIVE AGENDA

**NOTE:** THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing extension of **Exclusive Negotiations** with the **Jewish Museum San Francisco** for the purchase and rehabilitation of the Jessie Street Substation located on Central Block One bounded by Market, Mission, Third and Fourth Streets; Yerba Buena Center.
- 2) Approving a **Sublicense** with **Paramount Pictures** from the San Francisco Redevelopment Agency for Building No. 606 at Hunters Point Shipyard.
- 3) Workshop on the **Lower Fillmore Development Plan**; Western Addition A-2.
- 4) Authorizing an amendment to the **Personal Services Contract** with **The Jefferson Company** for an additional amount not to exceed \$74,000 as recommended by the Mayor's Fillmore/Western Addition Economic Development Task Force; Western Addition A-2.
- 5) **Recommending** to the Board of Supervisors that both **Treasure Island** and **Yerba Buena Island** be declared **Redevelopment Survey Areas** pursuant to California Community Redevelopment Law.
- 6) Public Hearing and authorizing a **Land Disposition Agreement** with **Housing Development Neighborhood Preservation Corporation** for the development of affordable housing at 7th and Natoma Streets; South of Market.
- 7) Authorizing a **Fourth Amendment** to a predevelopment loan with **Housing Development and Neighborhood Preservation Corporation** increasing the loan amount in connection with the development of affordable housing at 7th and Natoma Streets; South of Market.
- 8) Authorizing a **\$150,000 Professional Services Contract** with the **Corporation for Supportive Housing** to provide technical assistance services to HOPWA-funded housing development sponsors.
- 9) Authorizing a **\$370,000 Supportive Services Agreement** with **Catholic Charities of the Archdiocese of San Francisco** in connection with the HOPWA Rental Assistance Program.



- 10) Approving an Amendment to the **Personal Services Contract** with **Simon Martin-Vegue Winkelstein Moris**; Hunters Point Shipyard.
- 11) Approving **Amendments** to the **Agency Purchase Policy and Procedure**.
- 12) **Closed Sessions:**
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the **GAP**.
    - (ii) on the southerly side of Market Street between Third and 4th Streets in Yerba Buena Center with the **San Francisco Ballet**.
    - (iii) near the south end of the Embarcadero adjacent to South Beach Harbor, Rincon Point-South Beach, with the **Port of San Francisco**.

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Prepared and mailed November 16, 1994

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

10 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## TENTATIVE AGENDA

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NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

NO MEETING ON TUESDAY, NOVEMBER 29, 1994

THE NEXT REGULAR MEETING WILL BE HELD TUESDAY, DECEMBER 6, 1994

\*\*\*\*\*  
prepared and mailed November 23, 1994

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: DECEMBER 6, 1994  
4:00 P.M.

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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a First Amendment to the **Personal Services Contract** with **Ted P. Maniatis** which increases the contract by **\$30,000** for Construction Coordination services; Yerba Buena Center.
- 2) Authorizing a **Second Amendment** which revises the Performance Schedule of the Land Disposition Agreement with **1694 Sutter Street Associates**, for the parcel located at the northeasterly corner of Sutter and Laguna Streets; Western Addition A-2.
- 3) Authorizing a **Termination Agreement** which terminates the Land Disposition Agreement and refunds the performance deposit, with **Sprincin Development Partners, IX**, for the parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2.
- 4) Authorizing a **Sixth Amendment** to the Agreement for Professional Services which increases the amount payable by \$26,200 thereunder with **Environmental Science Associates**; Yerba Buena Center.
- 5) Authorizing an **extension** of the **Exclusive Negotiations** period of the Agreement to Negotiate Exclusively with **The Gap, Inc.** for the acquisition and development of Development Site C-1, located in the block bounded by the right-of-way of the recently removed Embarcadero Freeway, Steuart, Folsom and Spear Streets; Rincon Point-South Beach.
- 6) **Appointing** certain persons to **Assistant Agency Secretary** for the purpose of **attesting to signatures** of Agency Officers and to execute all documents requiring execution by the Agency Secretary
- 7) **Reappointing Leroy King** to the **San Francisco State Building Authority** and **appointing Richard T. Kono** as an **alternate**.
- 8) Authorizing **two year leases** of **1539, 1545 and 1561 Fillmore Street and 1807 Geary Street**, within Assessor's Block 707, Lot 1, from Bet Kortz and Regina Kortz, in connection with the Lower Fillmore Commercial Revitalization Project; Western Addition A-1.
- 9) Authorizing **two year leases** of **1534 and 1540 Fillmore Street**, Assessor's Block 708, Lot 13, from Thomas Caylor and Zorina Caylor, in connection with the Lower Fillmore Commercial Revitalization Project; Western Addition A-1.

OVER

- 10) **Establishing policy** for the development of **Pier 40**; Rincon Point-South Beach.
- 11) **Presentation on Visitacion Valley Neighborhood Strategic Plan** from San Francisco's Enterprise Community Application.
- 12) **Presentation on the Chinatown Neighborhood Strategic Plan** from San Francisco's Enterprise Community Application.
- 13) **Presentation of the Kaiser Permanente Hospital Master Plan**; Western Addition A-1.
- 14) **CLOSED SESSION(s)**:
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (i) **CB-3** (roof of Moscone Convention Center) in Yerba Buena Center **with the Chief Administrative Officer** of the City and County of San Francisco.
    - (ii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with **Reliance Development Group**.
    - (iii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the **GAP**.
  - (b) Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.

\*\*\*\*\*  
Prepared and mailed November 30, 1994

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2590.
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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

DATE: December 13, 1994  
4:00 P.M.

DEC 12 1994

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## TENTATIVE AGENDA

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- 1) Appointing the Deputy Executive Director for Program and Project Management.
- 2) Commending and expressing appreciation to Donald P. Moitoza for his services at the Redevelopment Agency.
- 3) Authorizing a \$114,000 Third Amendment to the Architectural Agreement with LDA for the provision of public artwork, talking signs for the visually impaired, seismic code revisions and other changes in the Children's Center, Central Block 3; Yerba Buena Center.
- 4) Authorizing a \$155,000 Second Amendment to the Landscape Architectural Agreement with M. Paul Friedberg and Partners for the provision of public artwork, talking signs for the visually impaired, site modifications for the newly acquired carousel and other changes in the Children's Center, Central Block 3; Yerba Buena Center.
- 5) Workshop presentation on the Basic Concept Design for proposed development of the hotel by Hampshire Properties, Inc. for the parcel located on the northeast corner of Third and Howard Streets; Yerba Buena Center.
- 6) Workshop on the Basic Concept Design for the San Francisco Ballet Association and Yerba Buena Retail Partners, L.P., for the Interim Use Facility on Central Block 1 Office Site located on the southerly side of Market Street between 3rd and 4th Streets; Yerba Buena Center.
- 7) Public Hearing and adopting the Implementation Plan for the Embarcadero-Lower Market (Golden Gateway) Redevelopment Project.
- 8) Authorizing negotiation and execution of Leases for 1534 and 1540 Fillmore Street with Thomas Caylor and Zorina Caylor in connection with the Lower Fillmore Commercial Revitalization Project; Western Addition A-1.

OVER



- 9) Authorizing negotiation and execution of Leases for 1539, 1545 and 1561 Fillmore Street and 1807 Geary Boulevard with Bert Kortz and Regina Kortz in connection with the Lower Fillmore Commercial Revitalization Project; Western Addition A-1.
- 10) Authorizing a **Loan Agreement with Walden House, Inc.** for **\$745,900** for the acquisition of 154 Coleridge located on the west side of Coleridge between Virginia and Fair Avenues, under the Housing Opportunities for Persons with AIDS Program (HOPWA).
- 11) Authorizing a **Predevelopment Loan Agreement with Walden House, Inc.**, in the amount of **\$25,000** for costs associated with the purchase of an eighteen bed congregate living facility to be located in a triplex at 154 Coleridge Street, under the Housing Opportunities for Persons with AIDS Program (HOPWA).
- 12) Authorizing a **\$75,000 grant to Community Housing Partnership** for predevelopment expenses in connection with the acquisition and rehabilitation of property for affordable supportive housing located at 835 O'Farrell Street as part of the Citywide Tax Increment Housing Program.
- 13) Authorizing **Exclusive Negotiations with San Francisco Housing Development Corporation** for the development of affordable housing on the parcel located at the northeast corner of Divisadero and Ellis Streets; Western Addition A-2.
- 14) Authorizing a **\$2,200,000** acquisition grant and regulatory agreement with **GP/TODCO** in connection with the acquisition and rehabilitation of the **Grand Southern Hotel** at 1095 Mission Street; South of Market.
- 15) Election of President and Vice President.
- 16) **CLOSED SESSION (s):**
  - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are:
    - (i) **CB-3** (roof of Moscone Convention Center) in Yerba Buena Center with the **Chief Administrative Officer**.
    - (ii) northwest corner of Brannan and First Streets in Rincon Point-South Beach with **Reliance Development Group**.
    - (iii) bounded by Steuart, Spear and Folsom Streets in Rincon Point-South Beach with the **GAP**.

\*\*\*\*\*  
Prepared and mailed December 7, 1994

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

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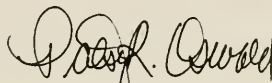
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**CALL AND NOTICE OF SPECIAL MEETING  
OF THE  
REDEVELOPMENT AGENCY OF THE CITY  
AND COUNTY OF SAN FRANCISCO**

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**PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE IS  
HEREBY GIVEN** that a Special Meeting of the Redevelopment Agency of the City and  
County of San Francisco will be held in the Third Floor Commission Board Room, 770  
Golden Gate Avenue, San Francisco, California at 11:00 o'clock a.m. on December 20,  
1994 for the purpose of transacting the following items of business:

- (i) Closed Session Pursuant to Government Code Section 54956.8 to instruct the  
Agency's real property negotiator on price and terms of payment. Property location  
is near the south end of the Embarcadero adjacent to South Beach Harbor; Rincon  
Point-South Beach.
- (ii) Open Sessions:
  - (a) Approving a settlement agreement with the Port of San Francisco related to a  
dispute over the Pier 40 leases; Rincon Point-South Beach.  
(Resolution No. 280-94)
  - (b) Awarding Contract II-D South Beach Park, Phase 1 to Bauman Landscape  
Inc. for the construction of improvements near the south end of the  
Embarcadero adjacent to South Beach Harbor, in an amount not to exceed  
\$2,623,926.50; Rincon Point-South Beach. (Resolution No. 281-94)

  
Patsy R. Oswald  
Agency Secretary

Dated: December 16, 1994

# SAN FRANCISCO REDEVELOPMENT AGENCY

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102

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DEC 16 1994

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## TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

HERE WILL BE NO REGULARLY SCHEDULED COMMISSION MEETINGS FOR THE FOLLOWING DATES:

✓ DECEMBER 20, 1994

✓ DECEMBER 27, 1994

✓ JANUARY 3, 1995

THE NEXT REGULARLY SCHEDULED MEETING WILL BE TUESDAY, JANUARY 10, 1995

\*\*\*\*\*  
*Wishing you a beautiful Holiday season filled with peace and  
happiness in the coming year*

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